

# Executive Summary Report

## Characteristics-Based Market Adjustment for 2004 Assessment Roll

**Area Name / Number:** E. Shoreline/W. Lake Forest Park/3  
**Previous Physical Inspection:** 2000

### Sales - Improved Summary:

Number of Sales: 539  
 Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
<b>2003 Value</b>	\$100,300	\$145,400	\$245,700	\$259,700	94.6%	9.90%
<b>2004 Value</b>	\$104,200	\$152,600	\$256,800	\$259,700	98.9%	9.64%
<b>Change</b>	+\$3,900	+\$7,200	+\$11,100		+4.3%	-0.26%
<b>% Change</b>	+3.9%	+5.0%	+4.5%		+4.5%	-2.63%

\*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.26% and -2.63% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

### Population - Improved Parcel Summary:

	Land	Imps	Total
<b>2003 Value</b>	\$117,200	\$148,100	\$265,300
<b>2004 Value</b>	\$121,800	\$154,600	\$276,400
<b>Percent Change</b>	+3.9%	+4.4%	+4.2%

Number of one to three unit residences in the Population: 5868

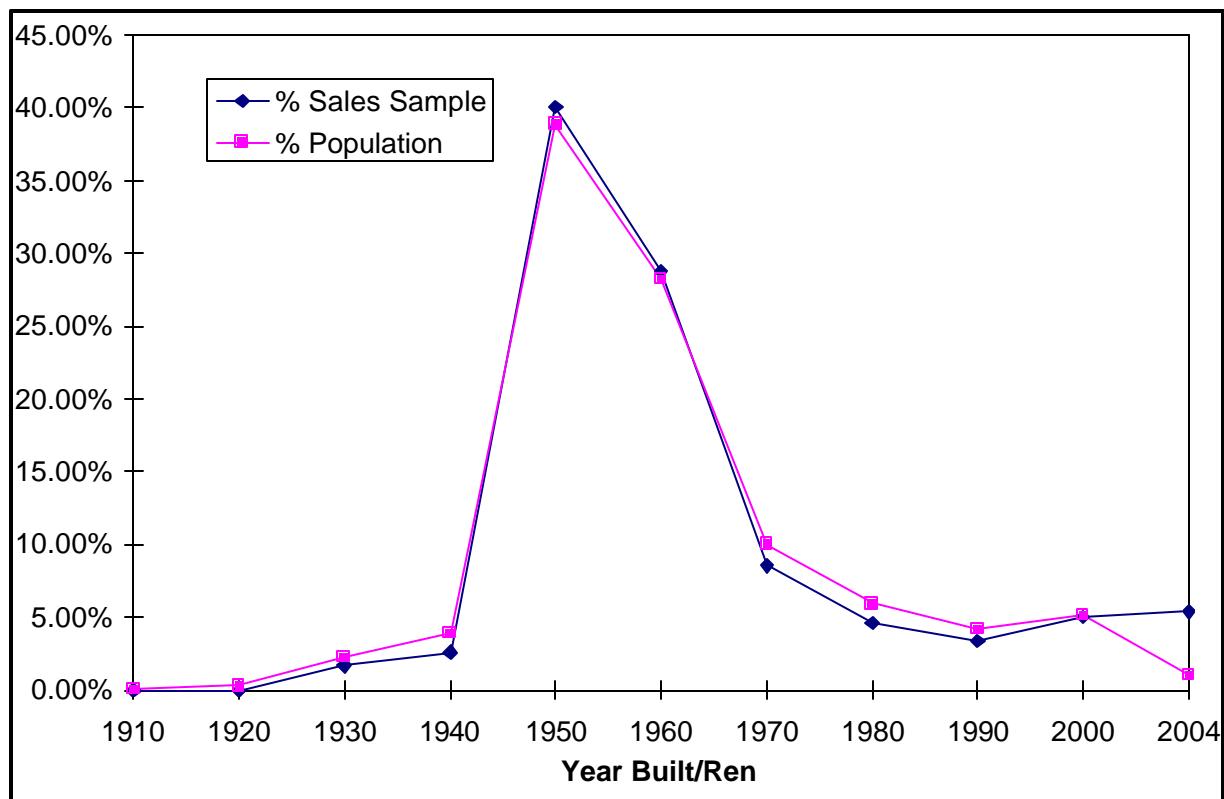
**Summary of Findings:** The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for parcels in subareas 3 and 5 were lower than other parcels and the formula adjusted them upward more than others. Conversely, parcels with improvements built before 1941 were valued higher than others and the formula adjusted them downward.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

### **Sales Sample Representation of Population - Year Built or Year Renovated**

<b>Sales Sample</b>		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	9	1.67%
1940	14	2.60%
1950	216	40.07%
1960	155	28.76%
1970	46	8.53%
1980	25	4.64%
1990	18	3.34%
2000	27	5.01%
2004	29	5.38%
	539	

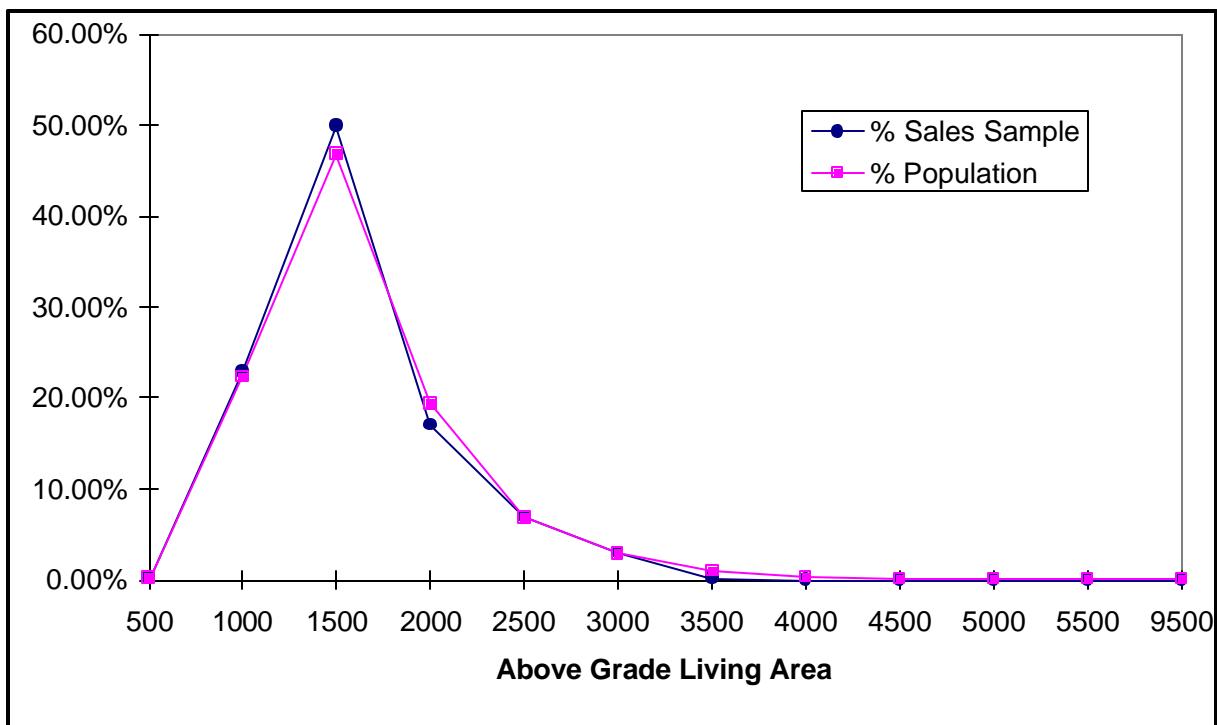
<b>Population</b>		
Year Built/Ren	Frequency	% Population
1910	5	0.09%
1920	17	0.29%
1930	132	2.25%
1940	229	3.90%
1950	2281	38.87%
1960	1658	28.25%
1970	588	10.02%
1980	349	5.95%
1990	246	4.19%
2000	301	5.13%
2004	62	1.06%
	5868	



Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

### **Sales Sample Representation of Population - Above Grade Living Area**

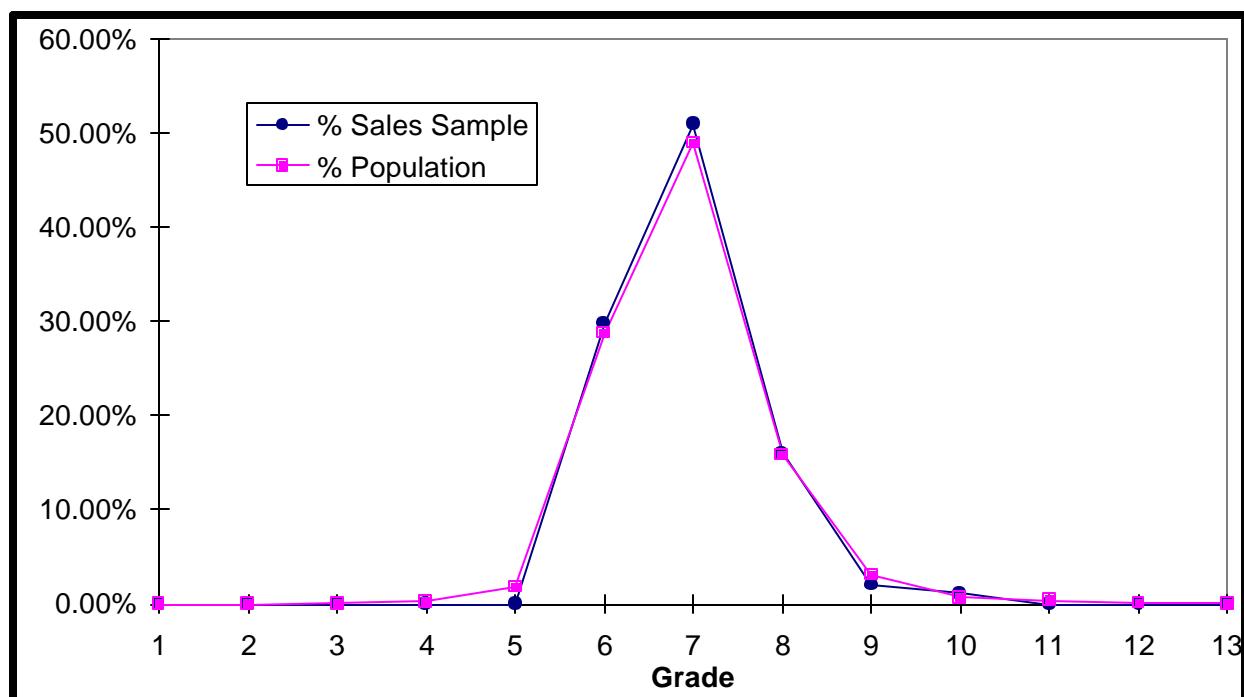
<b>Sales Sample</b>			<b>Population</b>		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.19%	500	12	0.20%
1000	123	22.82%	1000	1309	22.31%
1500	269	49.91%	1500	2745	46.78%
2000	92	17.07%	2000	1138	19.39%
2500	37	6.86%	2500	401	6.83%
3000	16	2.97%	3000	169	2.88%
3500	1	0.19%	3500	57	0.97%
4000	0	0.00%	4000	20	0.34%
4500	0	0.00%	4500	5	0.09%
5000	0	0.00%	5000	5	0.09%
5500	0	0.00%	5500	4	0.07%
9500	0	0.00%	9500	3	0.05%
	539			5868	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

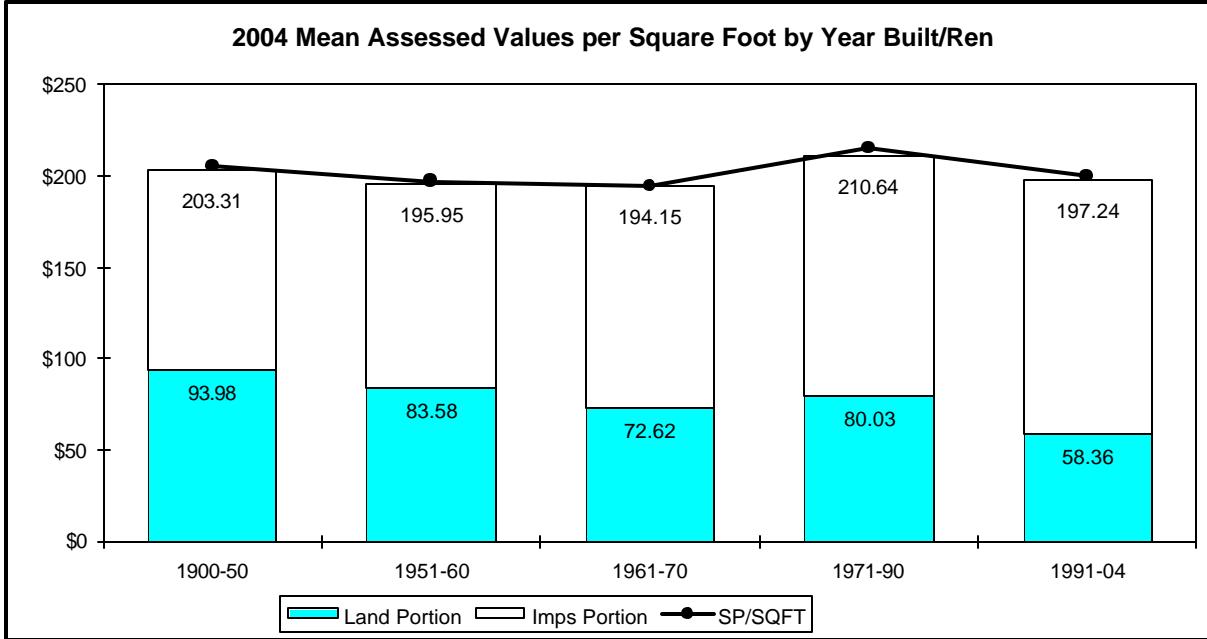
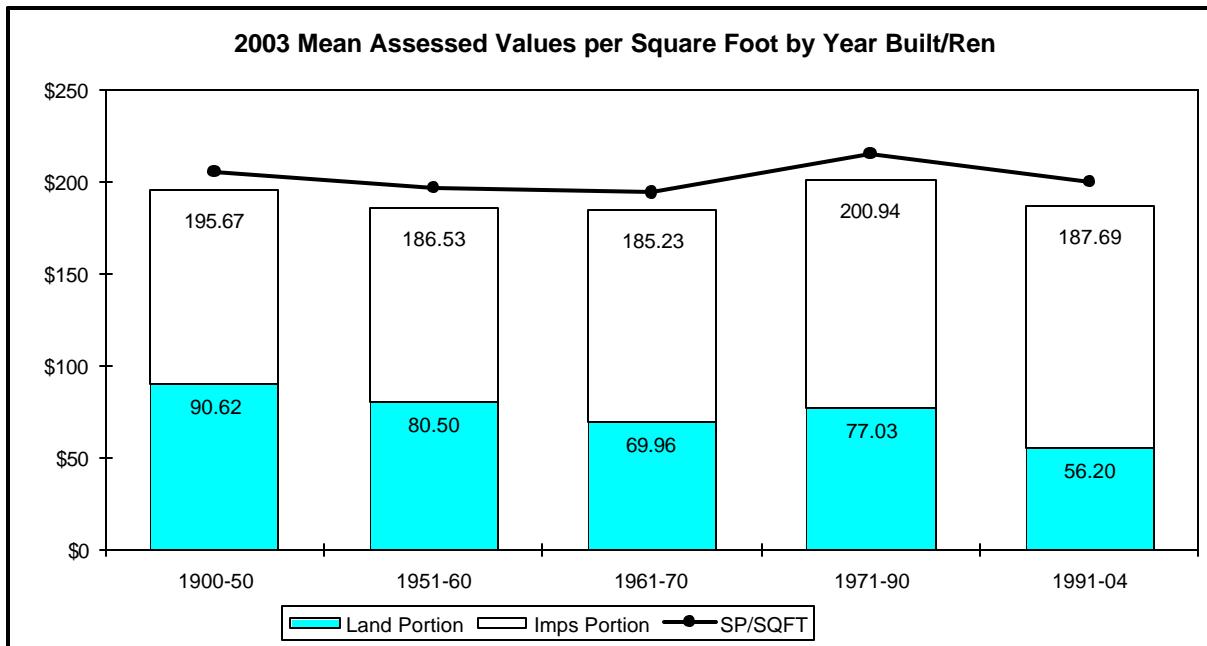
## **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	1	0.02%
4	0	0.00%	4	15	0.26%
5	0	0.00%	5	106	1.81%
6	161	29.87%	6	1689	28.78%
7	275	51.02%	7	2876	49.01%
8	86	15.96%	8	927	15.80%
9	11	2.04%	9	184	3.14%
10	6	1.11%	10	39	0.66%
11	0	0.00%	11	26	0.44%
12	0	0.00%	12	3	0.05%
13	0	0.00%	13	2	0.03%
539			5868		



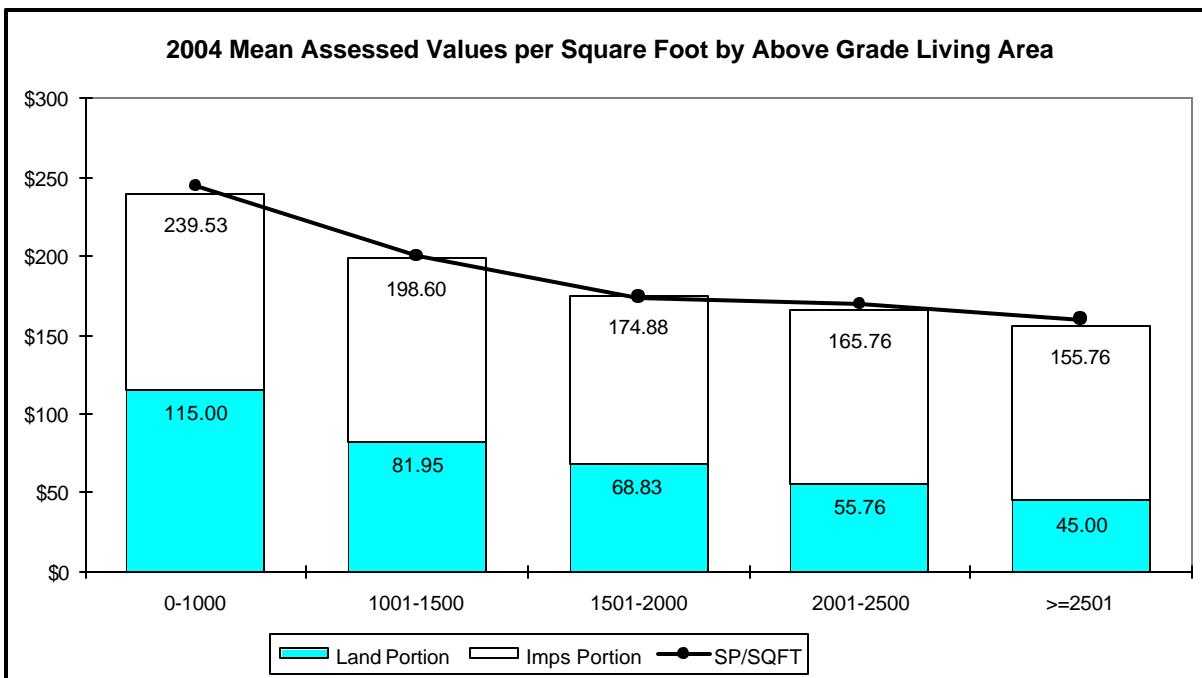
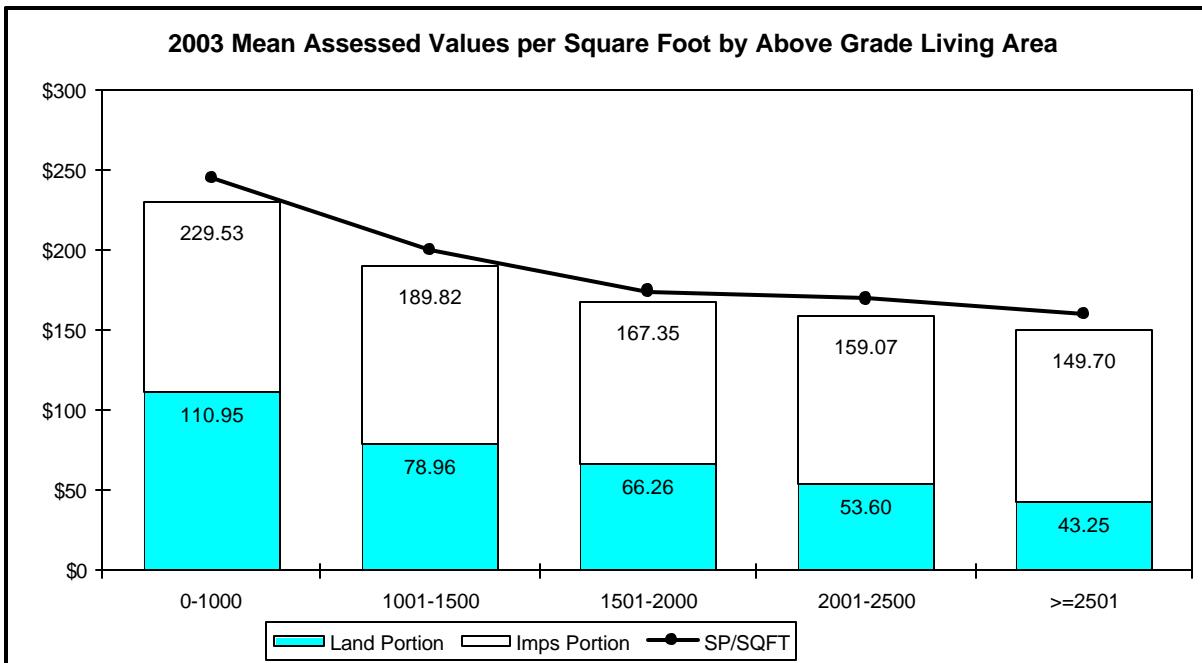
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Year Built or Year Renovated***



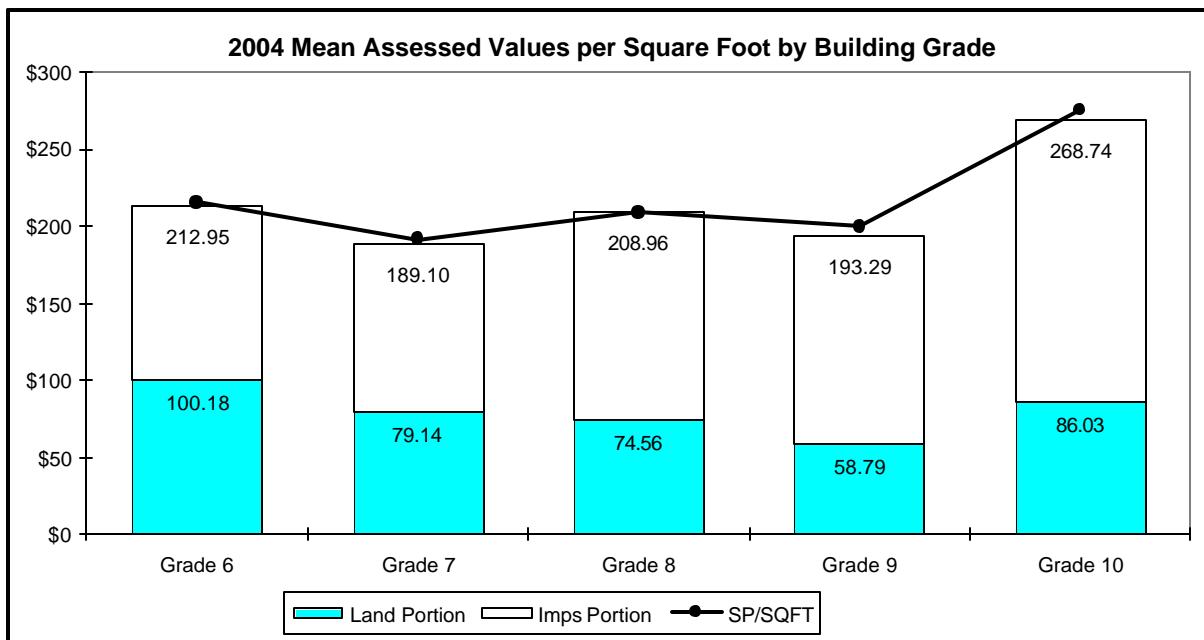
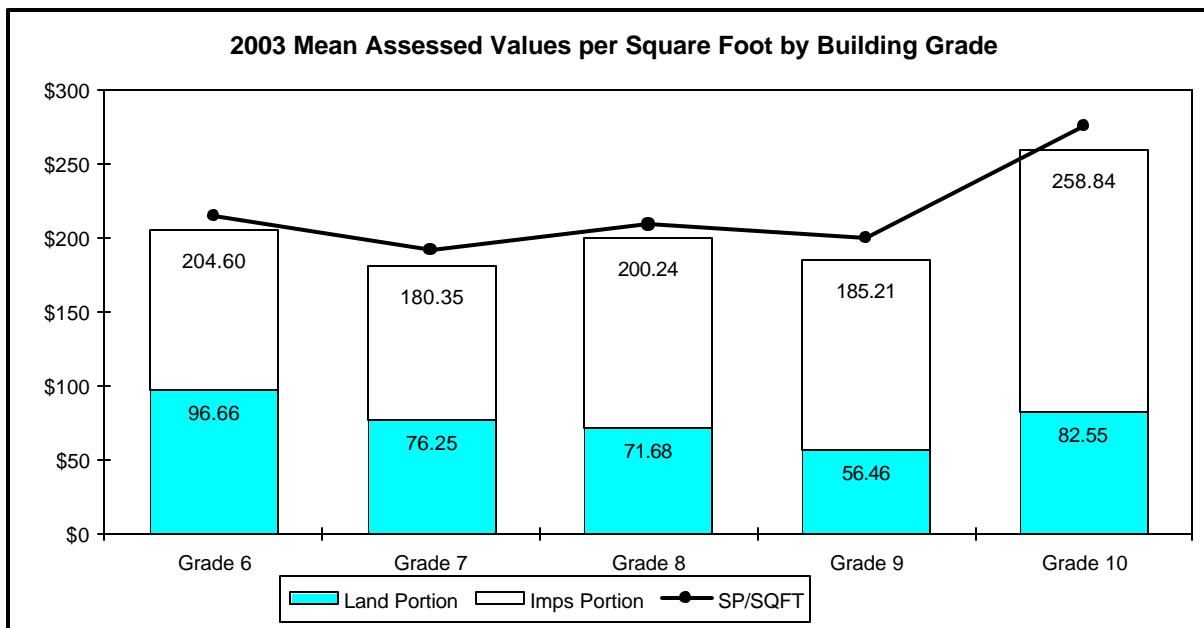
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values  
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values  
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements. There were only 11 grade 9 sales and 6 grade 10 sales.

## **Annual Update Process**

### ***Data Utilized***

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

### ***Sales Screening for Improved Parcel Analysis***

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

### ***Land update***

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample, a market adjustment for land values was derived. This resulted in an overall 4.2% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$\text{2004 Land Value} = \text{2003 Land Value} \times 1.045,$$

with the result rounded down to the next \$1,000.

### ***Improved Parcel Update***

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 539 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

### ***Improved Parcel Update (continued)***

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the assessment ratios (assessed value/sale price) for parcels in subareas 3 and 5 were lower than other parcels and the formula adjusted them upward more than others. Conversely, parcels with improvements built before 1941 were valued higher than others and the formula adjusted them downward.

The derived adjustment formula is:

$$\text{2004 Total Value} = \text{2003 Total Value} / (0.9622639) + (-0.04154677 \text{ if in Subarea3}) + (-0.02679002 \text{ if in Subarea5}) + (0.06142705 \text{ if Year Built/Renovated } < 1941)$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

Other: \*If multiple houses exist on a parcel, the % change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value \* 1.045)  
\*If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.  
\*If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value \* 1.045).  
\*If vacant parcels (no improvement value) only the land adjustment applies.  
\*If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value \* 1.00 Or Previous Improvement value \* 1.00)  
\*If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.  
\*If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.  
\*If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).  
\*If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

### ***Mobile Home Update***

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the percentage change indicated by the sales sample. The resulting total value is calculated as follows:

$$\text{2004 Total Value} = \text{2004 Land Value} + \text{Previous Improvement Value} * 1.045, \text{ with results rounded down to the next } \$1,000$$

### ***Model Validation***

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

## Area 3 Annual Update Model Adjustments

**2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below**

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)	
	3.92%
<b>Subarea 3</b>	<b>Yes</b>
% Adjustment	4.69%
<b>Subarea 5</b>	<b>Yes</b>
% Adjustment	2.98%
<b>YearBlt/Ren &lt; 1941</b>	<b>Yes</b>
% Adjustment	-6.24%

### Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a parcel in Subarea 3 with a 1935 improvement would *approximately* receive a 2.37% upward adjustment ( $3.92\% + 4.69\% - 6.24\%$ ). There are 40 such parcels in the population of which 6 have sold.

For instance, a parcel in Subarea 5 would approximately receive a 6.9 % upward adjustment ( $3.92\% + 2.98\%$ ). There are 914 such parcels in the population of which 101 have sold.

69% of the population of 1 to 3 family parcels in the area are adjusted by the overall alone.

### Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6	161	0.950	0.989	4.1%	0.975	1.003
7	275	0.942	0.988	4.8%	0.977	0.999
8	86	0.956	0.997	4.3%	0.973	1.021
9	11	0.928	0.968	4.4%	0.895	1.041
10	6	0.931	0.966	3.8%	0.846	1.086
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1921-1930	9	1.043	1.019	-2.3%	0.979	1.060
1931-1940	14	1.001	0.978	-2.3%	0.945	1.011
1941-1950	216	0.948	0.992	4.6%	0.978	1.005
1951-1960	155	0.946	0.994	5.0%	0.979	1.008
1961-1970	46	0.953	0.998	4.8%	0.969	1.027
1971-1990	43	0.935	0.979	4.8%	0.952	1.006
1991-2004	56	0.928	0.973	4.8%	0.946	0.999
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Average	445	0.946	0.989	4.5%	0.980	0.999
Good	85	0.949	0.989	4.2%	0.969	1.008
Very Good	9	0.913	0.960	5.1%	0.877	1.043
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	431	0.946	0.989	4.6%	0.980	0.998
1.5	55	0.970	1.006	3.7%	0.981	1.030
>=2	53	0.934	0.976	4.5%	0.948	1.004
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<801	49	0.962	1.002	4.2%	0.980	1.024
801-1000	75	0.921	0.962	4.5%	0.943	0.982
1001-1500	269	0.949	0.993	4.6%	0.981	1.004
1501-2000	92	0.958	1.002	4.5%	0.979	1.024
2001-2500	37	0.938	0.977	4.2%	0.939	1.015
2501-4000	17	0.934	0.972	4.0%	0.923	1.021

### Area 3 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .989.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

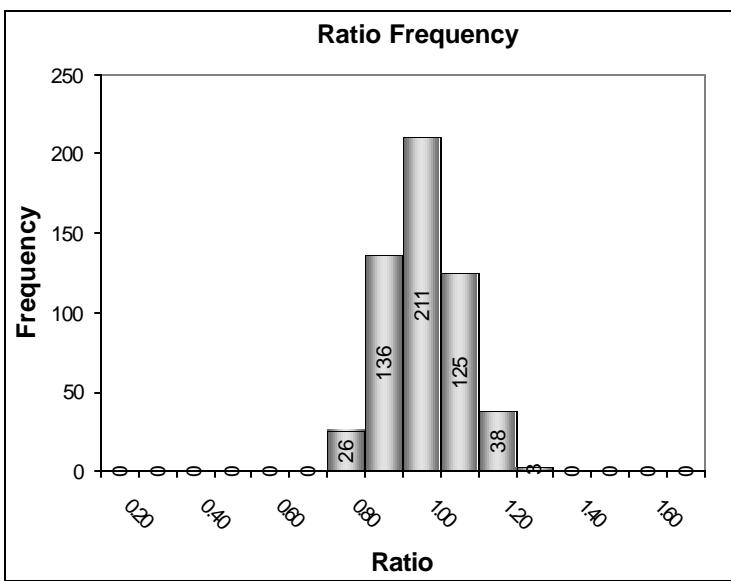
It is difficult to draw valid conclusions when the sales count is low.

View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	711	0.924	0.982	6.2%	0.976	0.987
Y	28	0.919	0.985	7.2%	0.952	1.019
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	539	0.946	0.989	4.5%	0.981	0.997
Y	0	NA	NA	NA	NA	NA
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3	83	0.914	0.990	8.3%	0.968	1.011
5	79	0.931	0.992	6.6%	0.973	1.011
6	181	0.954	0.985	3.2%	0.972	0.998
7	125	0.956	0.989	3.4%	0.970	1.007
8	71	0.956	0.992	3.8%	0.966	1.018
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
3000-5000	6	1.022	1.070	4.7%	0.922	1.218
5001-8000	182	0.942	0.987	4.7%	0.974	0.999
8001-12000	299	0.947	0.988	4.4%	0.977	1.000
12001-16000	36	0.961	1.003	4.4%	0.966	1.040
16001-20000	7	0.931	0.974	4.6%	0.883	1.065
20001-43559	6	0.885	0.919	3.8%	0.800	1.037
1AC-3AC	3	0.981	1.017	3.7%	0.542	1.492
Year Built/Renovated <1941	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	516	0.944	0.989	4.8%	0.980	0.997
Y	23	1.017	0.994	-2.3%	0.968	1.019

# Annual Update Ratio Study Report (Before)

## 2003 Assessments

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2003	<b>Date of Report:</b> 7/7/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> 3	<b>Appr ID:</b> PWAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>		539	
<b>Mean Assessed Value</b>		245,700	
<b>Mean Sales Price</b>		259,700	
<b>Standard Deviation AV</b>		77.742	
<b>Standard Deviation SP</b>		86.606	
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>		0.955	
<b>Median Ratio</b>		0.948	
<b>Weighted Mean Ratio</b>		0.946	
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>		0.745	
<b>Highest ratio:</b>		1.221	
<b>Coefficient of Dispersion</b>		8.03%	
<b>Standard Deviation</b>		0.094	
<b>Coefficient of Variation</b>		9.90%	
<b>Price Related Differential (PRD)</b>		1.009	
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
Lower limit		0.940	
Upper limit		0.955	
<b>95% Confidence: Mean</b>			
Lower limit		0.947	
Upper limit		0.963	
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>		5868	
<b>B (acceptable error - in decimal)</b>		0.05	
<b>S (estimated from this sample)</b>		0.094	
<b>Recommended minimum:</b>		14	
<b>Actual sample size:</b>		539	
<b>Conclusion:</b>		OK	
<b>NORMALITY</b>			
<b>Binomial Test</b>			
# ratios below mean:		291	
# ratios above mean:		248	
Z:		1.852	
<b>Conclusion:</b>		Normal*	
<b>*i.e. no evidence of non-normality</b>			



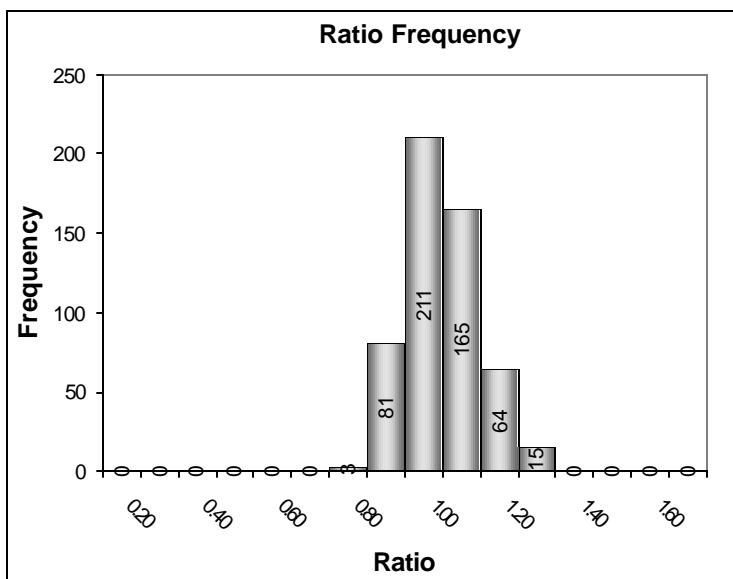
### COMMENTS:

1 to 3 Unit Residences throughout area 3

# Annual Update Ratio Study Report (After)

## 2004 Assessments

<b>District/Team:</b> NW / Team - 2	<b>Lien Date:</b> 01/01/2004	<b>Date of Report:</b> 7/7/2004	<b>Sales Dates:</b> 1/2002 - 12/2003
<b>Area</b> 3	<b>Appr ID:</b> PWAL	<b>Property Type:</b> 1 to 3 Unit Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
<b>Sample size (n)</b>	539		
<b>Mean Assessed Value</b>	256,800		
<b>Mean Sales Price</b>	259,700		
<b>Standard Deviation AV</b>	80,317		
<b>Standard Deviation SP</b>	86,606		
<b>ASSESSMENT LEVEL</b>			
<b>Arithmetic Mean Ratio</b>	0.998		
<b>Median Ratio</b>	0.988		
<b>Weighted Mean Ratio</b>	0.989		
<b>UNIFORMITY</b>			
<b>Lowest ratio</b>	0.772		
<b>Highest ratio:</b>	1.268		
<b>Coefficient of Dispersion</b>	7.83%		
<b>Standard Deviation</b>	0.096		
<b>Coefficient of Variation</b>	9.64%		
<b>Price Related Differential (PRD)</b>	1.009		
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b>			
<b>Lower limit</b>	0.978		
<b>Upper limit</b>	1.000		
<b>95% Confidence: Mean</b>			
<b>Lower limit</b>	0.990		
<b>Upper limit</b>	1.006		
<b>SAMPLE SIZE EVALUATION</b>			
<b>N (population size)</b>	5868		
<b>B (acceptable error - in decimal)</b>	0.05		
<b>S (estimated from this sample)</b>	0.096		
<b>Recommended minimum:</b>	15		
<b>Actual sample size:</b>	539		
<b>Conclusion:</b>	OK		
<b>NORMALITY</b>			
<b>Binomial Test</b>			
<b># ratios below mean:</b>	290		
<b># ratios above mean:</b>	249		
<b>Z:</b>	1.766		
<b>Conclusion:</b>	Normal*		
<b>*i.e. no evidence of non-normality</b>			



### COMMENTS:

1 to 3 Unit Residences throughout area 3

Both assessment level and uniformity have been improved by application of the recommended values.

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	397170	1480	8/27/03	\$215,000	620	620	6	2000	3	9724	N	N	19244 12TH AV NE
003	616390	0214	11/12/03	\$179,950	700	0	6	1949	3	6851	N	N	18004 10TH AV NE
003	616390	0270	1/13/03	\$187,000	720	0	6	1950	3	6000	N	N	18310 10TH AV NE
003	616390	0190	1/13/03	\$178,950	760	0	6	1947	3	5462	N	N	18022 9TH AV NE
003	616390	0201	1/13/03	\$159,000	760	0	6	1947	3	5462	N	N	18010 9TH AV NE
003	255530	0020	1/13/03	\$189,000	780	0	6	1949	3	8225	N	N	18822 10TH AV NE
003	616390	0121	6/21/02	\$206,150	790	0	6	1947	3	7600	N	N	18342 9TH AV NE
003	613690	0080	8/27/03	\$169,900	800	0	6	1943	3	6080	N	N	17519 11TH AV NE
003	616390	0260	6/21/02	\$187,000	840	0	6	1951	3	7051	N	N	18214 10TH AV NE
003	398530	0356	6/21/02	\$198,950	850	0	6	1949	3	6000	N	N	19243 12TH AV NE
003	741770	0191	1/13/03	\$218,400	860	0	6	1949	3	7225	N	N	19609 19TH AV NE
003	616390	0420	6/21/02	\$180,500	870	0	6	1946	4	8100	N	N	18016 12TH AV NE
003	741710	0022	1/13/03	\$215,000	910	0	6	1938	3	9241	N	N	19921 FOREST PARK DR NE
003	397230	0261	1/13/03	\$210,000	920	0	6	1949	3	6717	N	N	1139 NE PERKINS WY
003	255530	0090	11/12/03	\$199,500	940	0	6	1950	3	5996	N	N	1011 NE 188TH ST
003	323510	0140	6/21/02	\$193,000	940	0	6	1948	3	7890	N	N	847 NE 189TH ST
003	616390	0811	8/27/03	\$200,000	1000	460	6	1952	3	7536	N	N	1010 NE SERPENTINE PL
003	323510	0045	1/13/03	\$199,000	1010	0	6	1948	3	7895	N	N	851 NE 190TH ST
003	323510	0095	11/12/03	\$170,000	1030	0	6	1948	4	7913	N	N	810 NE 189TH ST
003	616390	0970	1/13/03	\$195,800	1040	0	6	1943	4	8000	N	N	1102 NE SERPENTINE PL
003	616390	0030	6/21/02	\$195,000	1060	0	6	1947	4	9334	N	N	18030 8TH AV NE
003	397290	0735	1/13/03	\$181,000	1070	0	6	1956	3	9331	N	N	18503 15TH AV NE
003	616390	0181	6/21/02	\$187,000	1080	0	6	1947	3	7545	N	N	18028 9TH AV NE
003	092710	0318	8/27/03	\$203,500	1120	0	6	1947	3	6600	N	N	17503 10TH AV NE
003	616390	0193	6/21/02	\$219,950	1320	0	6	1949	3	7424	N	N	18023 10TH AV NE
003	323510	0295	8/27/03	\$226,000	1630	0	6	1948	3	13384	N	N	18525 10TH AV NE
003	613630	0020	11/12/03	\$194,950	800	0	7	1951	3	10711	N	N	18311 11TH AV NE
003	255590	0245	8/27/03	\$211,000	890	0	7	1951	3	8088	N	N	18705 12TH AV NE
003	613690	0005	6/21/02	\$272,000	990	790	7	1952	4	8027	N	N	17749 11TH AV NE
003	549070	0025	6/21/02	\$215,000	1000	0	7	1956	3	6552	N	N	833 NE 195TH ST
003	397230	0140	1/13/03	\$235,950	1050	0	7	1984	3	8972	N	N	19211 12TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	613630	0010	8/27/03	\$188,000	1050	0	7	1951	3	8492	N	N	18329 11TH AV NE
003	613630	0010	11/12/03	\$170,000	1050	0	7	1951	3	8492	N	N	18329 11TH AV NE
003	397170	0666	6/21/02	\$257,000	1060	480	7	1970	3	7250	N	N	1118 NE 198TH ST
003	549070	0075	1/13/03	\$240,000	1060	430	7	1998	3	5080	N	N	814 NE 194TH ST
003	616390	0023	11/12/03	\$207,500	1060	0	7	1947	4	7411	N	N	18025 9TH AV NE
003	092710	0341	6/21/02	\$200,000	1070	0	7	1955	3	6415	N	N	802 NE 175TH ST
003	397170	0660	1/13/03	\$229,950	1090	0	7	1942	3	8700	N	N	1126 NE 198TH ST
003	255650	0015	8/27/03	\$222,500	1120	950	7	1955	3	12250	N	N	18520 14TH AV NE
003	255590	0240	11/12/03	\$223,000	1150	0	7	1951	3	7200	N	N	18709 12TH AV NE
003	616390	0302	1/13/03	\$239,950	1160	300	7	1954	3	8571	N	N	1019 NE 185TH ST
003	255590	0135	6/21/02	\$205,000	1220	0	7	1952	3	8650	N	N	1237 NE 188TH ST
003	397230	0035	6/21/02	\$290,000	1220	610	7	1959	3	10337	N	N	19052 10TH AV NE
003	616390	0961	6/21/02	\$299,950	1220	840	7	1967	3	9403	N	N	17533 12TH AV NE
003	858330	0025	6/21/02	\$262,500	1220	670	7	1956	3	7800	N	N	1132 NE 185TH ST
003	397170	0220	11/12/03	\$267,000	1230	500	7	1979	3	11013	N	N	1114 NE 200TH ST
003	255590	0295	1/13/03	\$245,000	1250	1060	7	1961	3	10160	N	N	1201 NE PERKINS WY
003	616390	0315	8/27/03	\$298,699	1280	660	7	1978	3	7703	N	N	18429 12TH AV NE
003	616390	0861	11/12/03	\$227,000	1280	0	7	1953	3	8704	N	N	17810 10TH AV NE
003	092710	0451	11/12/03	\$200,000	1300	0	7	1949	4	9041	N	N	17800 8TH AV NE
003	255530	0055	8/27/03	\$215,000	1330	0	7	1997	3	9694	N	N	18504 10TH AV NE
003	397170	1115	1/13/03	\$285,000	1330	400	7	1991	3	8750	N	N	19517 14TH AV NE
003	255590	0220	6/21/02	\$229,000	1340	0	7	1951	3	9270	N	N	18747 12TH AV NE
003	092710	0447	6/21/02	\$280,000	1350	0	7	1949	3	16400	N	N	802 NE SERPENTINE PL
003	323510	0273	8/27/03	\$224,000	1350	950	7	1996	3	4786	N	N	814 NE 185TH ST
003	397170	0652	1/13/03	\$304,950	1360	840	7	2001	3	7209	N	N	1206 NE 198TH ST
003	566510	0015	8/27/03	\$255,000	1370	0	7	1954	4	6263	N	N	1248 NE 184TH PL
003	255590	0045	11/12/03	\$284,000	1380	1340	7	1957	4	10360	N	N	1045 NE 187TH ST
003	397170	0685	1/13/03	\$249,950	1390	760	7	1959	3	14379	N	N	1102 NE 198TH ST
003	616390	0250	11/12/03	\$244,500	1410	0	7	1951	5	6851	N	N	18208 10TH AV NE
003	616390	0850	6/21/02	\$235,500	1410	0	7	1955	4	9042	N	N	17714 10TH AV NE
003	616390	0850	11/12/03	\$219,000	1410	0	7	1955	4	9042	N	N	17714 10TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	616390	0971	8/27/03	\$243,000	1430	0	7	1945	5	6000	N	N	17519 12TH AV NE
003	616390	0432	6/21/02	\$218,900	1450	0	7	1947	3	6900	N	N	18028 12TH AV NE
003	397170	1475	8/27/03	\$310,500	1480	840	7	1987	3	9724	N	N	19238 12TH AV NE
003	613690	0015	1/13/03	\$226,000	1490	0	7	1952	3	7634	N	N	17737 11TH AV NE
003	397170	0525	8/27/03	\$234,950	1600	0	7	1955	5	12743	N	N	1206 NE BALLINGER PL
003	616390	0973	11/12/03	\$273,999	1620	0	7	1954	3	8250	N	N	17507 12TH AV NE
003	566510	0050	1/13/03	\$237,000	1650	0	7	1954	4	7958	N	N	1233 NE 184TH PL
003	741770	0180	1/13/03	\$245,000	1650	0	7	1979	3	5050	N	N	19604 FOREST PARK DR NE
003	398530	0365	11/12/03	\$295,000	1660	700	7	1955	3	7786	N	N	1103 NE 195TH ST
003	616390	0361	1/13/03	\$216,000	1750	0	7	1953	3	7561	N	N	18200 11TH AV NE
003	549070	0035	6/21/02	\$254,950	1870	0	7	1956	3	7220	N	N	849 NE 195TH ST
003	323510	0150	11/12/03	\$229,950	2010	0	7	1948	3	7873	N	N	18819 10TH AV NE
003	616390	0421	8/27/03	\$274,000	2240	0	7	1988	3	9611	N	N	18026 12TH AV NE
003	255590	0393	1/13/03	\$292,468	1190	810	8	2003	3	6426	N	N	1414 NE PERKINS WY
003	255430	0040	6/21/02	\$303,333	1310	1310	8	1965	3	7870	N	N	18907 11TH AV NE
003	616390	0444	11/12/03	\$220,000	1500	0	8	1964	3	9974	N	N	1228 NE 181ST PL
003	616390	0444	11/12/03	\$210,000	1500	0	8	1964	3	9974	N	N	1228 NE 181ST PL
003	397170	0597	11/12/03	\$250,000	1600	0	8	1983	3	13100	N	N	1201 NE BALLINGER PL
003	397170	0695	1/13/03	\$320,500	1620	630	8	1971	3	14368	N	N	1016 NE 198TH ST
003	255650	0050	1/13/03	\$226,500	1710	0	8	1955	3	8720	N	N	1232 NE 185TH ST
003	398530	0261	6/21/02	\$476,000	2420	1090	9	1999	3	21897	N	N	20035 12TH AV NE
005	288170	0261	6/21/02	\$162,000	730	690	6	1942	3	8100	N	N	15621 5TH AV NE
005	263450	0095	1/13/03	\$191,000	740	0	6	1949	3	7975	N	N	356 NE 152ND ST
005	504730	0035	8/27/03	\$189,950	770	0	6	1951	3	7800	N	N	318 NE 157TH ST
005	730530	0710	11/12/03	\$186,500	770	0	6	1948	3	8408	N	N	17210 4TH AV NE
005	730590	0080	11/12/03	\$195,000	800	0	6	1949	3	11115	N	N	343 NE 170TH ST
005	730530	0790	11/12/03	\$170,000	860	0	6	1948	3	8407	N	N	17217 5TH AV NE
005	730590	0010	1/13/03	\$158,000	920	0	6	1949	3	8343	N	N	16751 5TH AV NE
005	730590	0020	6/21/02	\$216,000	920	0	6	1949	3	8343	N	N	16739 5TH AV NE
005	730530	0110	1/13/03	\$200,450	940	940	6	1948	3	8152	N	N	310 NE 174TH ST
005	261070	0055	6/21/02	\$183,500	960	0	6	1948	3	7750	N	N	359 NE 158TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	730530	0325	11/12/03	\$234,900	960	0	6	1948	3	8408	N	N	17059 2ND AV NE
005	730530	0430	6/21/02	\$237,500	960	0	6	1948	3	8753	N	N	17005 3RD AV NE
005	730590	0060	1/13/03	\$202,500	1010	0	6	1995	3	8632	N	N	16929 4TH AV NE
005	730530	0265	6/21/02	\$180,000	1060	0	6	1948	4	8407	N	N	17216 1ST AV NE
005	261010	0070	8/27/03	\$209,950	1130	0	6	1947	3	7200	N	N	416 NE 155TH ST
005	730530	0700	1/13/03	\$205,000	1140	0	6	1948	3	8408	N	N	17058 4TH AV NE
005	730590	0015	1/13/03	\$193,000	1140	0	6	1949	3	8343	N	N	16745 5TH AV NE
005	730530	0170	11/12/03	\$189,900	1300	0	6	1948	3	8152	N	N	323 NE 175TH ST
005	730590	0055	1/13/03	\$169,900	1330	0	6	1949	3	7193	N	N	349 NE 170TH ST
005	730530	0515	11/12/03	\$203,000	1480	0	6	1948	3	9224	N	N	17020 3RD AV NE
005	211160	0070	6/21/02	\$210,000	1520	0	6	1943	4	8955	N	N	145 NE 161ST ST
005	052604	9040	1/13/03	\$189,950	830	0	7	1951	3	8684	N	N	18523 8TH AV NE
005	572750	0148	11/12/03	\$189,500	860	0	7	1953	3	7245	N	N	16728 2ND AV NE
005	572750	0157	8/27/03	\$234,950	890	210	7	1950	3	7352	N	N	136 NE 167TH ST
005	730070	0095	1/13/03	\$239,950	920	300	7	1950	3	6600	N	N	311 NE 162ND ST
005	730070	0100	8/27/03	\$249,950	920	300	7	1950	3	6600	N	N	305 NE 162ND ST
005	566210	0090	6/21/02	\$195,000	940	0	7	1954	3	6943	N	N	18308 7TH AV NE
005	572750	0149	1/13/03	\$210,000	1050	0	7	1953	3	7245	N	N	16722 2ND AV NE
005	608410	0086	1/13/03	\$247,500	1060	440	7	1997	3	3799	N	N	18041 5TH AV NE
005	504730	0015	1/13/03	\$275,000	1100	510	7	1951	4	9100	N	N	342 NE 157TH ST
005	572750	0201	11/12/03	\$256,400	1100	460	7	1953	3	9300	N	N	336 NE 167TH ST
005	183450	0015	11/12/03	\$248,500	1110	0	7	1951	4	6000	N	N	16619 3RD PL NE
005	923590	0020	11/12/03	\$239,950	1110	0	7	1995	3	6120	N	N	117 NE 167TH ST
005	111510	0155	8/27/03	\$222,000	1130	580	7	1976	3	6250	N	N	360 NE SERPENTINE PL
005	730130	0260	1/13/03	\$236,000	1130	400	7	1956	3	9821	N	N	345 NE 163RD ST
005	814200	0100	1/13/03	\$223,450	1140	320	7	1960	3	8171	N	N	15723 3RD AV NE
005	572750	0223	1/13/03	\$224,950	1150	0	7	1956	3	7193	N	N	366 NE 167TH ST
005	615940	0051	1/13/03	\$236,500	1150	290	7	1958	3	8844	N	N	155 NE 159TH ST
005	111510	0235	8/27/03	\$255,000	1160	1150	7	1984	3	7980	N	N	206 NE 175TH ST
005	200410	0010	8/27/03	\$235,000	1160	500	7	1954	3	8138	N	N	350 NE 149TH ST
005	615940	0030	6/21/02	\$230,000	1170	600	7	1960	3	9396	N	N	124 NE 159TH ST

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**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	211160	0072	1/13/03	\$299,500	1170	800	7	2002	3	7362	N	N	147 NE 161ST ST
005	224170	0060	8/27/03	\$225,000	1180	840	7	1956	3	7505	N	N	137 NE 156TH ST
005	052604	9056	8/27/03	\$252,500	1210	0	7	1992	3	7250	N	N	18540 7TH AV NE
005	092710	0197	11/12/03	\$246,500	1220	800	7	1995	3	8250	N	N	17806 5TH AV NE
005	868030	0020	1/13/03	\$212,000	1220	0	7	1952	3	8437	N	N	342 NE 148TH ST
005	092800	0080	8/27/03	\$210,000	1230	600	7	1961	3	7310	N	N	17549 8TH AV NE
005	730130	0150	11/12/03	\$219,950	1250	0	7	1955	3	6180	N	N	328 NE 163RD ST
005	730140	0110	11/12/03	\$268,000	1290	600	7	1962	4	6145	N	N	129 NE 163RD ST
005	814200	0080	1/13/03	\$294,950	1290	400	7	1960	3	9391	N	N	110 NE 158TH ST
005	730070	0025	6/21/02	\$221,000	1310	0	7	1950	3	6960	N	N	334 NE 162ND ST
005	111510	0113	8/27/03	\$254,000	1360	0	7	1966	3	11491	N	N	335 NE 180TH ST
005	261010	0025	6/21/02	\$212,000	1360	0	7	1947	4	7200	N	N	402 NE 156TH ST
005	730150	0030	8/27/03	\$263,000	1360	580	7	1962	3	6523	N	N	146 NE 165TH ST
005	111510	0158	6/21/02	\$215,000	1370	0	7	1950	3	13329	N	N	348 NE SERPENTINE PL
005	615940	0025	1/13/03	\$216,600	1430	0	7	1958	3	9394	N	N	130 NE 159TH ST
005	288170	0231	8/27/03	\$229,000	1440	0	7	1985	3	11364	N	N	132 NE 157TH ST
005	263450	0020	6/21/02	\$179,950	1470	0	7	1949	3	8131	N	N	341 NE 152ND ST
005	397170	2325	1/13/03	\$234,000	1470	0	7	1991	3	8058	N	N	703 NE 189TH ST
005	802290	0030	1/13/03	\$250,000	1470	0	7	1956	3	9537	N	N	324 NE 151ST ST
005	111510	0170	11/12/03	\$214,500	1510	0	7	1924	4	7457	N	N	328 NE SERPENTINE PL
005	092800	0060	8/27/03	\$240,000	1520	740	7	1962	3	8575	N	N	17515 7TH AV NE
005	572750	0271	1/13/03	\$180,000	1540	0	7	1946	3	9900	N	N	341 NE 167TH ST
005	183450	0035	1/13/03	\$248,500	1560	0	7	1951	4	6000	N	N	329 NE 167TH ST
005	730530	0230	6/21/02	\$219,500	1570	0	7	1948	4	8409	N	N	17034 1ST AV NE
005	263450	0075	6/21/02	\$225,000	1620	0	7	1949	4	8143	N	N	328 NE 152ND ST
005	572750	0130	1/13/03	\$249,000	1650	0	7	1952	3	9287	N	N	121 NE 170TH ST
005	730130	0080	11/12/03	\$305,000	1720	320	7	1962	3	13127	N	N	16412 4TH AV NE
005	868030	0050	8/27/03	\$233,000	2120	0	7	1952	4	9465	N	N	333 NE 148TH ST
005	730130	0085	11/12/03	\$270,000	2740	0	7	1962	3	16453	N	N	16406 4TH AV NE
005	502780	0180	8/27/03	\$270,000	1400	400	8	1976	3	7210	N	N	441 NE 153RD ST
005	802290	0040	6/21/02	\$295,000	1470	500	8	1957	3	8505	N	N	321 NE 151ST ST

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**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
005	502780	0040	11/12/03	\$297,500	1490	600	8	1976	3	11059	N	N	432 NE 153RD ST
005	397170	2316	6/21/02	\$300,000	1500	930	8	1999	3	7191	N	N	719 NE 189TH ST
005	777240	0140	11/12/03	\$245,000	1590	0	8	1966	3	9076	N	N	17734 2ND PL NE
005	092710	0198	8/27/03	\$324,900	1800	0	8	1999	3	7179	N	N	513 NE 179TH ST
005	502780	0190	1/13/03	\$334,950	1890	600	8	1976	3	8700	N	N	447 NE 153RD ST
005	608410	0113	1/13/03	\$297,000	2320	0	8	2001	3	7245	N	N	18019 5TH AV NE
005	092710	0194	11/12/03	\$367,500	2680	0	9	1999	3	8015	N	N	515 NE 179TH PL
006	399570	0525	11/12/03	\$145,000	480	0	6	1948	3	8160	N	N	15034 26TH AV NE
006	343250	1040	8/27/03	\$209,500	660	250	6	1948	3	8100	N	N	15504 11TH AV NE
006	367050	0295	6/21/02	\$207,900	660	400	6	1942	3	8100	N	N	1551 NE 147TH ST
006	367050	0305	8/27/03	\$181,900	680	200	6	1928	3	8100	N	N	1539 NE 147TH ST
006	040810	0025	11/12/03	\$183,800	700	0	6	1950	3	8220	N	N	16835 11TH AV NE
006	730430	0140	6/21/02	\$177,500	720	0	6	1947	3	8184	N	N	15543 6TH AV NE
006	730430	0360	11/12/03	\$190,000	720	0	6	1947	3	7568	N	N	15539 8TH AV NE
006	367050	0640	1/13/03	\$170,000	730	0	6	1943	3	8100	N	N	1709 NE 148TH ST
006	756870	0360	1/13/03	\$178,500	730	0	6	1939	3	6448	N	N	14808 5TH AV NE
006	756870	0355	1/13/03	\$179,583	750	0	6	1939	3	6324	N	N	14802 5TH AV NE
006	343250	0435	11/12/03	\$201,500	770	0	6	1954	3	6486	N	N	16246 14TH AV NE
006	399570	0520	11/12/03	\$179,000	770	0	6	1948	3	8160	N	N	15040 26TH AV NE
006	730430	0580	8/27/03	\$192,000	770	0	6	1947	3	8308	N	N	15502 9TH AV NE
006	730430	0455	11/12/03	\$207,000	780	200	6	1947	3	5097	N	N	15810 8TH AV NE
006	350010	0176	11/12/03	\$234,080	790	0	6	1947	4	8160	N	N	14520 26TH AV NE
006	756870	0275	11/12/03	\$193,500	790	380	6	1941	3	7440	N	N	15280 5TH AV NE
006	040810	0090	1/13/03	\$185,000	800	0	6	1949	3	5900	N	N	16708 10TH AV NE
006	343250	0200	6/21/02	\$207,000	800	350	6	1952	3	6900	N	N	15839 15TH AV NE
006	367050	0150	11/12/03	\$170,000	800	0	6	1954	3	8100	N	N	1520 NE 147TH ST
006	730430	0100	11/12/03	\$225,000	800	0	6	1947	3	8184	N	N	15825 6TH AV NE
006	670250	0045	11/12/03	\$180,000	810	0	6	1952	3	6600	N	N	14714 8TH AV NE
006	730430	0010	11/12/03	\$165,000	810	0	6	1947	3	8308	N	N	15510 5TH AV NE
006	730430	0145	11/12/03	\$225,000	810	0	6	1947	3	8184	N	N	15537 6TH AV NE
006	730430	0340	6/21/02	\$226,500	810	0	6	1947	4	10985	N	N	15565 8TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	730430	0445	6/21/02	\$201,000	810	0	6	1947	3	11154	N	N	15576 8TH AV NE
006	730430	0446	8/27/03	\$202,050	810	0	6	1947	3	5486	N	N	15802 8TH AV NE
006	343250	1130	11/12/03	\$219,000	830	0	6	1949	4	8100	N	N	16018 11TH AV NE
006	663290	0572	8/27/03	\$219,000	830	0	6	1948	4	10351	N	N	14815 12TH AV NE
006	756870	0505	8/27/03	\$210,000	830	0	6	1939	3	7440	N	N	14814 6TH AV NE
006	730430	0946	8/27/03	\$214,950	840	0	6	1947	4	8308	N	N	16011 10TH AV NE
006	756870	0395	1/13/03	\$170,000	840	0	6	1941	4	7440	N	N	14928 5TH AV NE
006	730430	0680	6/21/02	\$215,000	850	0	6	1948	3	8060	N	N	15835 10TH AV NE
006	730430	0681	1/13/03	\$229,000	850	0	6	1948	3	8060	N	N	15827 10TH AV NE
006	343250	1241	6/21/02	\$188,950	860	0	6	1947	3	8910	N	N	16277 12TH AV NE
006	756870	0675	1/13/03	\$219,000	860	140	6	1939	3	7440	N	N	14548 6TH AV NE
006	756870	0160	11/12/03	\$220,000	890	0	6	1947	3	7440	N	N	15261 6TH AV NE
006	616390	1592	11/12/03	\$187,000	900	0	6	1948	3	9052	N	N	16516 8TH AV NE
006	756870	0295	8/27/03	\$215,000	900	340	6	1940	3	7440	N	N	14869 6TH AV NE
006	373950	0065	11/12/03	\$225,000	910	0	6	1950	3	8160	N	N	14716 20TH AV NE
006	399570	0595	11/12/03	\$214,500	920	0	6	1947	3	8160	N	N	15051 27TH AV NE
006	756870	0580	1/13/03	\$210,400	950	0	6	1947	4	10140	N	N	14701 8TH AV NE
006	373950	0045	11/12/03	\$198,000	970	0	6	1952	3	8160	N	N	14550 20TH AV NE
006	730430	0240	8/27/03	\$224,000	980	0	6	1947	3	8184	N	N	15556 6TH AV NE
006	343250	0515	11/12/03	\$278,000	1000	600	6	1949	5	8280	N	N	16239 14TH AV NE
006	730430	1090	6/21/02	\$186,000	1010	0	6	1947	3	8184	N	N	16235 9TH AV NE
006	730430	1205	6/21/02	\$243,500	1010	0	6	1947	4	8060	N	N	16238 6TH AV NE
006	730430	1435	8/27/03	\$220,000	1010	0	6	1947	4	9300	N	N	16261 6TH AV NE
006	730430	1475	1/13/03	\$227,000	1010	0	6	1947	3	8060	N	N	16203 6TH AV NE
006	756870	0105	8/27/03	\$181,500	1010	0	6	1940	3	7440	N	N	15236 6TH AV NE
006	756870	0820	6/21/02	\$180,000	1010	0	6	1963	3	7440	N	N	14556 5TH AV NE
006	730430	0885	11/12/03	\$217,000	1020	0	6	1947	3	8184	N	N	16257 10TH AV NE
006	756870	0040	11/12/03	\$165,000	1020	0	6	1945	3	10140	N	N	15237 8TH AV NE
006	730430	0550	8/27/03	\$189,000	1030	0	6	1947	4	8308	N	N	15537 9TH AV NE
006	399570	0540	8/27/03	\$195,000	1040	0	6	1948	4	8160	N	N	15016 26TH AV NE
006	343250	0270	6/21/02	\$208,000	1050	0	6	1940	3	6900	N	N	15852 14TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	343250	1410	6/21/02	\$195,000	1050	0	6	1932	3	8100	N	N	16268 10TH AV NE
006	040810	0135	1/13/03	\$205,000	1060	0	6	1949	3	6000	N	N	16808 11TH PL NE
006	730430	0780	8/27/03	\$198,000	1060	0	6	1947	3	8308	N	N	16016 9TH AV NE
006	399570	0290	1/13/03	\$231,000	1070	0	6	1948	3	8100	N	N	15335 27TH AV NE
006	343250	1095	8/27/03	\$231,500	1090	0	6	1947	3	8100	N	N	16019 12TH AV NE
006	730430	1200	8/27/03	\$175,000	1100	0	6	1947	3	8680	N	N	16230 6TH AV NE
006	343250	0210	1/13/03	\$215,000	1130	0	6	1945	3	6900	N	N	15847 15TH AV NE
006	343250	1385	8/27/03	\$185,000	1130	0	6	1930	3	8100	N	N	16265 11TH AV NE
006	663290	0714	11/12/03	\$209,000	1140	0	6	1930	4	7020	N	N	1114 NE 145TH ST
006	343250	1620	11/12/03	\$198,500	1150	0	6	1961	4	8100	N	N	15515 11TH AV NE
006	373890	0175	11/12/03	\$207,000	1180	0	6	1948	3	8160	N	N	14735 23RD AV NE
006	730430	0075	11/12/03	\$168,000	1220	0	6	1947	3	8184	N	N	15830 5TH AV NE
006	730430	0035	1/13/03	\$205,000	1230	0	6	1947	4	8184	N	N	15648 5TH AV NE
006	730430	0990	6/21/02	\$239,360	1230	0	6	1947	3	11220	N	N	16200 8TH AV NE
006	092710	0380	1/13/03	\$260,000	1250	0	6	1941	3	10625	N	N	17427 10TH AV NE
006	343250	0246	8/27/03	\$227,500	1250	0	6	1931	4	7380	N	N	1413 NE 162ND ST
006	730430	0615	11/12/03	\$180,000	1270	0	6	1947	4	8184	N	N	15548 9TH AV NE
006	730430	0920	8/27/03	\$199,950	1280	0	6	1947	3	8184	N	N	16211 10TH AV NE
006	730430	0805	1/13/03	\$229,950	1300	0	6	1947	3	8184	N	N	16208 9TH AV NE
006	343250	0695	6/21/02	\$210,000	1350	0	6	1942	4	8280	N	N	16030 12TH AV NE
006	350010	0125	8/27/03	\$189,950	1380	0	6	1922	3	8160	N	N	14520 27TH AV NE
006	343250	1190	6/21/02	\$230,000	1390	0	6	1948	3	8100	N	N	16209 12TH AV NE
006	343250	1335	6/21/02	\$239,950	1430	0	6	1953	4	8100	N	N	16215 11TH AV NE
006	730430	0330	11/12/03	\$236,000	1430	0	6	1947	4	10985	N	N	15577 8TH AV NE
006	373890	0180	8/27/03	\$232,000	1450	0	6	1948	3	8160	N	N	14729 23RD AV NE
006	730430	1180	8/27/03	\$258,000	1460	0	6	1947	4	8680	N	N	16202 6TH AV NE
006	343250	1090	8/27/03	\$248,000	1480	0	6	1948	5	8100	N	N	16013 12TH AV NE
006	343250	1340	8/27/03	\$205,000	1480	0	6	1967	3	8100	N	N	16219 11TH AV NE
006	373890	0160	8/27/03	\$239,950	1540	0	6	1948	3	8160	N	N	14753 23RD AV NE
006	730430	1265	1/13/03	\$240,000	1600	0	6	1947	4	12750	N	N	16247 8TH AV NE
006	756870	0215	8/27/03	\$231,900	1660	0	6	1947	4	6572	N	N	502 NE 152ND ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	616390	0991	6/21/02	\$239,950	1890	0	6	1946	4	7342	N	N	17034 5TH AV NE
006	730430	1271	11/12/03	\$229,950	1910	0	6	1947	5	5317	N	N	16233 8TH AV NE
006	730430	0306	8/27/03	\$264,500	2110	0	6	1947	4	11050	N	N	15825 8TH AV NE
006	670250	0040	8/27/03	\$220,000	910	0	7	1952	3	6600	N	N	14720 8TH AV NE
006	040810	0070	11/12/03	\$174,950	920	0	7	1949	3	5900	N	N	16730 10TH AV NE
006	714870	0105	1/13/03	\$230,000	920	920	7	1952	3	7140	N	N	17025 14TH AV NE
006	350010	0041	1/13/03	\$249,950	960	0	7	1947	3	8160	N	N	14757 27TH AV NE
006	663290	0273	11/12/03	\$222,000	960	0	7	1975	3	6670	N	N	14814 12TH AV NE
006	616390	1855	11/12/03	\$282,000	1010	1010	7	1968	3	7182	N	N	16741 6TH AV NE
006	254810	0040	6/21/02	\$210,000	1030	230	7	1952	3	7133	N	N	1256 NE 169TH ST
006	670430	0015	6/21/02	\$221,950	1030	0	7	1959	3	7213	N	N	14640 9TH PL NE
006	343250	0557	6/21/02	\$224,350	1040	0	7	1958	3	7107	N	N	1211 NE 165TH ST
006	350010	0208	11/12/03	\$218,650	1040	430	7	1953	3	8160	N	N	14526 25TH AV NE
006	663290	0389	8/27/03	\$233,000	1040	0	7	1967	4	7394	N	N	15240 12TH AV NE
006	663290	0413	8/27/03	\$207,750	1040	0	7	1967	3	5647	N	N	15214 12TH AV NE
006	730430	0605	1/13/03	\$190,000	1060	0	7	1947	3	8184	N	N	15536 9TH AV NE
006	756870	0340	11/12/03	\$230,000	1060	0	7	1948	3	7440	N	N	14815 6TH AV NE
006	616390	1421	1/13/03	\$213,500	1070	110	7	1959	3	8515	N	N	17041 12TH AV NE
006	663290	0511	6/21/02	\$229,900	1080	580	7	1964	3	8580	N	N	15466 10TH AV NE
006	730430	0265	11/12/03	\$213,950	1090	280	7	1947	3	8060	N	N	15810 6TH AV NE
006	616390	1161	1/13/03	\$200,000	1100	0	7	1954	3	8760	N	N	17212 8TH AV NE
006	616390	1612	8/27/03	\$196,700	1100	0	7	1952	3	7980	N	N	16540 8TH AV NE
006	616390	1184	11/12/03	\$199,000	1120	0	7	1953	3	7638	N	N	903 NE 174TH ST
006	714870	0095	6/21/02	\$233,500	1120	0	7	1952	3	8024	N	N	17037 14TH AV NE
006	224150	0070	6/21/02	\$227,500	1140	0	7	1954	3	7230	N	N	819 NE 151ST ST
006	343250	0405	8/27/03	\$324,950	1160	0	7	1984	3	10152	N	N	16278 14TH AV NE
006	367050	0780	1/13/03	\$239,000	1160	0	7	1960	3	8100	N	N	1756 NE 148TH ST
006	670310	0075	1/13/03	\$253,750	1160	610	7	1958	3	6820	N	N	911 NE 148TH ST
006	343250	1150	8/27/03	\$210,000	1170	0	7	1959	3	8100	N	N	15838 11TH AV NE
006	350010	0078	6/21/02	\$250,000	1170	0	7	1962	3	8182	N	N	14737 28TH AV NE
006	350010	0082	8/27/03	\$265,000	1170	550	7	1962	3	8184	N	N	14729 28TH AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	156810	0060	8/27/03	\$235,000	1180	0	7	1977	4	7560	N	N	3120 NE 149TH ST
006	663290	0414	6/21/02	\$229,000	1180	750	7	1967	3	5665	N	N	15212 12TH AV NE
006	343250	1601	11/12/03	\$271,000	1190	0	7	1941	3	8775	N	N	15806 10TH AV NE
006	343250	0370	6/21/02	\$220,000	1200	420	7	1955	3	6900	N	N	16247 15TH AV NE
006	399570	0235	11/12/03	\$145,000	1200	0	7	1948	4	8100	N	N	15334 26TH AV NE
006	664930	0040	11/12/03	\$265,000	1200	650	7	1961	4	8760	N	N	14538 28TH AV NE
006	664930	0060	11/12/03	\$286,000	1200	600	7	1961	4	8760	N	N	14550 28TH AV NE
006	670310	0140	1/13/03	\$209,950	1200	0	7	1952	4	6628	N	N	14810 9TH AV NE
006	663290	0132	6/21/02	\$290,000	1200	800	7	2003	3	3397	N	N	14510 12TH AV NE
006	255830	0035	8/27/03	\$234,000	1210	0	7	1952	4	8200	N	N	14721 25TH AV NE
006	663290	0540	11/12/03	\$340,000	1210	830	7	2003	3	8340	N	N	15227 11TH AV NE
006	350010	0076	6/21/02	\$250,000	1260	350	7	1964	3	7889	N	N	14757 28TH AV NE
006	616390	1930	6/21/02	\$219,950	1270	0	7	1949	3	9450	N	N	16561 8TH AV NE
006	616390	1220	6/21/02	\$237,500	1290	0	7	1988	3	10740	N	N	17033 10TH AV NE
006	616390	1889	6/21/02	\$229,500	1310	0	7	1949	3	8757	N	N	16747 8TH AV NE
006	255830	0005	1/13/03	\$220,000	1330	0	7	1952	3	8210	N	N	14757 25TH AV NE
006	343250	1050	11/12/03	\$236,000	1330	0	7	1949	4	8100	N	N	15811 12TH AV NE
006	663290	0712	1/13/03	\$247,000	1330	0	7	1932	4	7830	N	N	14507 12TH AV NE
006	670370	0030	6/21/02	\$245,000	1330	890	7	1940	4	11261	N	N	932 NE 147TH ST
006	730430	1273	1/13/03	\$304,950	1330	950	7	1998	3	5103	N	N	16239 8TH AV NE
006	663290	0751	6/21/02	\$254,000	1350	0	7	1961	3	9700	N	N	1124 NE 147TH ST
006	350010	0072	6/21/02	\$192,300	1370	0	7	1947	3	8045	N	N	14750 27TH AV NE
006	663290	0752	8/27/03	\$235,000	1400	700	7	1961	3	8600	N	N	14653 12TH AV NE
006	373890	0101	1/13/03	\$278,000	1410	560	7	1959	3	6440	N	N	2015 NE 150TH ST
006	616390	1263	6/21/02	\$267,000	1410	0	7	1991	3	8775	N	N	17021 11TH AV NE
006	343250	0245	8/27/03	\$263,000	1430	0	7	1975	3	8814	N	N	15874 14TH AV NE
006	343250	0245	8/27/03	\$215,000	1430	0	7	1975	3	8814	N	N	15874 14TH AV NE
006	616390	1640	1/13/03	\$235,000	1430	0	7	1952	4	9114	N	N	16712 8TH AV NE
006	616390	1641	8/27/03	\$226,000	1430	0	7	1952	3	10486	N	N	16718 8TH AV NE
006	616390	1260	8/27/03	\$239,950	1480	1170	7	1953	3	7800	N	N	17015 11TH AV NE
006	663150	0050	8/27/03	\$315,000	1480	370	7	1960	4	9215	N	N	1039 NE 154TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	156810	0027	11/12/03	\$244,250	1500	0	7	1964	3	7560	N	N	3026 NE 149TH ST
006	343250	1175	11/12/03	\$255,000	1500	0	7	1966	4	8100	N	N	15804 11TH AV NE
006	616390	1222	8/27/03	\$379,990	1500	990	7	2003	3	7642	N	N	17037 10TH AV NE
006	714870	0085	1/13/03	\$195,000	1500	0	7	1953	3	7910	N	N	17051 14TH AV NE
006	616390	1619	8/27/03	\$219,000	1530	0	7	1946	3	9000	N	N	16552 8TH AV NE
006	663290	0380	1/13/03	\$193,000	1530	0	7	1949	3	9752	N	N	15254 12TH AV NE
006	254810	0180	1/13/03	\$228,500	1570	0	7	1952	3	7200	N	N	1249 NE 168TH ST
006	343250	0810	11/12/03	\$290,000	1600	0	7	2002	3	8280	N	N	15555 14TH AV NE
006	714870	0100	11/12/03	\$227,000	1600	0	7	1952	4	7080	N	N	17031 14TH AV NE
006	343250	0575	8/27/03	\$237,950	1610	0	7	1949	3	8280	N	N	16256 12TH AV NE
006	670430	0060	6/21/02	\$265,000	1630	570	7	1958	3	7378	N	N	911 NE 146TH ST
006	343250	1660	11/12/03	\$300,000	1640	730	7	1961	3	8100	N	N	15563 11TH AV NE
006	343250	1525	8/27/03	\$270,000	1650	0	7	1986	3	8100	N	N	16025 11TH AV NE
006	616390	1682	8/27/03	\$220,000	1670	0	7	1952	3	10206	N	N	833 NE 170TH ST
006	616390	1092	1/13/03	\$302,000	1680	0	7	2002	3	9104	N	N	17029 8TH AV NE
006	670430	0045	8/27/03	\$212,000	1690	0	7	1959	3	7678	N	N	927 NE 146TH ST
006	616390	1090	6/21/02	\$275,000	1730	0	7	2002	3	10781	N	N	17025 8TH AV NE
006	670430	0095	8/27/03	\$225,000	1750	0	7	1953	3	15747	N	N	14605 9TH PL NE
006	730430	0610	1/13/03	\$260,000	1780	0	7	1947	4	8184	N	N	15542 9TH AV NE
006	664930	0070	8/27/03	\$337,000	2350	0	7	1961	5	8760	N	N	14556 28TH AV NE
006	663290	0602	8/27/03	\$249,000	1150	0	8	1986	3	7441	N	N	1117 NE 150TH CT
006	663290	0131	1/13/03	\$299,000	1200	800	8	2003	3	3397	N	N	14514 12TH AV NE
006	350010	0094	6/21/02	\$272,570	1250	1250	8	1965	3	12152	N	N	14709 28TH AV NE
006	162604	9097	8/27/03	\$329,950	1440	500	8	1979	3	15846	N	N	14624 23RD AV NE
006	254810	0145	6/21/02	\$289,000	1670	0	8	2002	3	6500	N	N	16816 12TH PL NE
006	663290	0105	1/13/03	\$312,950	2190	0	8	2001	3	8118	N	N	14700 12TH AV NE
006	633294	0050	1/13/03	\$440,000	2240	860	8	2003	3	7474	N	N	1015 NE 153RD CT
006	633294	0060	8/27/03	\$440,000	2240	860	8	2003	3	8008	N	N	1032 NE 153RD CT
006	633294	0030	11/12/03	\$392,000	2310	0	8	2003	3	5028	N	N	1005 NE 153RD CT
006	633294	0090	6/21/02	\$439,000	2310	780	8	2003	3	5587	N	N	1020 NE 153RD CT
006	633294	0080	8/27/03	\$399,950	2320	940	8	2003	3	5522	N	N	1024 NE 153RD CT

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	633294	0070	8/27/03	\$378,000	2450	1040	8	2003	3	5203	N	N	1028 NE 153RD CT
006	633294	0040	8/27/03	\$397,500	2480	0	8	2003	3	5134	N	N	1009 NE 153RD CT
007	666890	0005	6/21/02	\$159,500	700	0	6	1949	3	5559	N	N	1557 NE 166TH ST
007	666890	0125	1/13/03	\$198,000	700	0	6	1947	3	8321	N	N	1529 NE 168TH ST
007	558990	0060	8/27/03	\$160,000	720	0	6	1927	4	9519	N	N	1618 NE 169TH ST
007	399570	0115	8/27/03	\$210,000	770	0	6	1948	4	8666	N	N	15504 26TH AV NE
007	399690	0005	8/27/03	\$227,900	770	0	6	1948	3	9477	N	N	16004 28TH AV NE
007	399690	0145	1/13/03	\$186,500	770	0	6	1948	3	8149	N	N	16023 28TH AV NE
007	399690	0180	6/21/02	\$171,950	770	0	6	1948	3	8149	N	N	16305 28TH AV NE
007	399690	0255	11/12/03	\$228,660	770	0	6	1948	3	8149	N	N	16046 27TH AV NE
007	399690	0400	8/27/03	\$207,500	770	0	6	1948	3	8149	N	N	16311 27TH AV NE
007	399690	0410	1/13/03	\$186,000	770	0	6	1948	3	8149	N	N	16323 27TH AV NE
007	399750	0120	8/27/03	\$217,500	770	0	6	1948	4	8149	N	N	15823 26TH AV NE
007	399690	0340	11/12/03	\$211,000	800	0	6	1948	3	8340	N	N	16059 27TH AV NE
007	399690	0380	1/13/03	\$207,000	800	0	6	1948	3	8149	N	N	16016 26TH AV NE
007	399690	0585	6/21/02	\$179,000	800	0	6	1948	3	7959	N	N	16310 25TH PL NE
007	399570	0110	11/12/03	\$190,000	820	0	6	1948	3	8702	N	N	2620 NE 155TH ST
007	399690	0330	11/12/03	\$207,000	820	0	6	1948	3	8149	N	N	16047 27TH AV NE
007	399690	0270	6/21/02	\$204,750	860	0	6	1948	3	8149	N	N	16028 27TH AV NE
007	558990	0125	8/27/03	\$195,000	860	0	6	1948	3	9515	N	N	1545 NE 170TH ST
007	399690	0365	8/27/03	\$204,500	890	0	6	1948	3	8149	N	N	16034 26TH AV NE
007	162604	9045	6/21/02	\$182,950	900	0	6	1950	3	8100	N	N	15510 27TH AV NE
007	399690	0225	11/12/03	\$205,000	900	0	6	1948	4	8149	N	N	16322 27TH AV NE
007	558930	0710	1/13/03	\$216,950	940	0	6	1942	3	9100	N	N	2222 NE 170TH ST
007	399570	0045	6/21/02	\$162,000	1060	0	6	1948	3	8146	N	N	15540 25TH AV NE
007	558930	0220	11/12/03	\$200,000	1190	0	6	1933	3	9608	N	N	1560 NE 170TH ST
007	402530	0025	1/13/03	\$227,000	820	0	7	1948	3	10774	N	N	16533 21ST AV NE
007	402530	0125	11/12/03	\$187,210	820	0	7	1948	3	11562	N	N	16533 22ND AV NE
007	402530	0175	11/12/03	\$215,000	820	0	7	1948	3	10828	N	N	16540 21ST AV NE
007	402410	0920	6/21/02	\$245,000	860	340	7	1979	3	10419	N	N	17521 18TH CT NE
007	558930	0390	1/13/03	\$250,000	870	0	7	1951	3	10055	N	N	1892 NE 170TH ST

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	402410	0803	6/21/02	\$202,000	900	0	7	1951	3	6167	N	N	17543 25TH AV NE
007	402530	0252	6/21/02	\$229,000	900	0	7	1950	3	4952	N	N	16556 22ND AV NE
007	797990	0180	6/21/02	\$220,000	910	0	7	1950	3	11402	N	N	16016 30TH AV NE
007	558990	0510	11/12/03	\$240,500	930	0	7	1948	3	10836	N	N	16826 18TH AV NE
007	558990	0640	1/13/03	\$225,000	940	700	7	1954	3	7769	N	N	1611 NE 169TH ST
007	402410	0021	11/12/03	\$232,000	1000	420	7	1987	3	8623	N	N	17757 25TH AV NE
007	402410	0850	1/13/03	\$224,950	1000	0	7	1981	3	6000	N	N	2203 NE 177TH ST
007	797990	0755	6/21/02	\$221,890	1000	0	7	1953	3	10737	N	N	15536 30TH AV NE
007	558930	0035	11/12/03	\$216,000	1010	0	7	1951	3	8863	N	N	1516 NE 171ST ST
007	666890	0120	1/13/03	\$212,950	1020	0	7	1951	3	8323	N	N	1535 NE 168TH ST
007	558930	0400	6/21/02	\$283,000	1030	140	7	1948	4	11192	N	N	1884 NE 170TH ST
007	402410	0305	8/27/03	\$272,500	1040	640	7	1948	3	5110	N	N	17717 22ND PL NE
007	402410	0080	6/21/02	\$270,000	1050	0	7	1987	3	18890	N	N	2409 NE 178TH ST
007	402410	0840	1/13/03	\$305,000	1050	150	7	1940	3	22500	N	N	2211 NE 177TH ST
007	402410	1191	6/21/02	\$223,500	1050	0	7	1953	3	11250	N	N	1568 NE 172ND ST
007	402530	0291	8/27/03	\$246,000	1080	0	7	1946	4	8738	N	N	16507 25TH AV NE
007	797990	0815	8/27/03	\$231,450	1080	0	7	1952	4	7860	N	N	15520 32ND AV NE
007	402530	0340	6/21/02	\$223,500	1100	0	7	1947	3	12782	N	N	2515 NE 168TH ST
007	402530	0340	11/12/03	\$223,500	1100	0	7	1947	3	12782	N	N	2515 NE 168TH ST
007	558930	0455	11/12/03	\$180,000	1100	0	7	1942	3	10310	N	N	1810 NE 170TH ST
007	399690	0280	8/27/03	\$207,700	1120	0	7	1948	3	8149	N	N	16016 27TH AV NE
007	402410	0935	6/21/02	\$200,000	1120	0	7	1952	3	11019	N	N	1834 NE 175TH ST
007	558990	0760	8/27/03	\$219,000	1120	0	7	1955	3	6533	N	N	16811 16TH AV NE
007	402410	0900	1/13/03	\$244,950	1130	0	7	1950	3	11884	N	N	1800 NE 175TH ST
007	402530	0180	6/21/02	\$212,500	1130	0	7	1950	3	10039	N	N	16559 23RD AV NE
007	402530	0015	8/27/03	\$220,000	1150	0	7	1948	3	11290	N	N	16549 21ST AV NE
007	402530	0160	1/13/03	\$225,000	1150	0	7	1948	3	9223	N	N	16518 21ST AV NE
007	558990	0655	1/13/03	\$210,000	1170	500	7	1964	3	9046	N	N	1635 NE 169TH ST
007	402530	0280	11/12/03	\$230,000	1180	0	7	1946	3	9115	N	N	16519 25TH AV NE
007	558990	0291	6/21/02	\$205,000	1180	0	7	1930	3	11179	N	N	2203 NE 170TH ST
007	399690	0305	1/13/03	\$233,500	1190	0	7	1948	3	8149	N	N	16017 27TH AV NE

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**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	797990	0730	8/27/03	\$220,000	1190	0	7	1952	3	10728	N	N	3020 NE 155TH ST
007	797990	0601	6/21/02	\$236,000	1200	0	7	1950	3	7150	N	N	3204 NE 158TH ST
007	399630	0170	8/27/03	\$219,000	1230	0	7	1954	3	8146	N	N	15821 30TH AV NE
007	558990	0570	6/21/02	\$280,000	1230	390	7	1949	3	9519	N	N	16823 22ND AV NE
007	402410	1052	1/13/03	\$201,000	1240	0	7	1950	3	6090	N	N	1860 NE 172ND ST
007	402410	0390	11/12/03	\$213,950	1250	0	7	1947	3	19110	N	N	17715 28TH AV NE
007	399750	0015	1/13/03	\$219,000	1270	0	7	1948	3	8149	N	N	15817 27TH AV NE
007	402410	1180	1/13/03	\$256,000	1270	0	7	1959	3	15300	N	N	1558 NE 172ND ST
007	553830	0215	1/13/03	\$344,500	1280	490	7	1959	3	14647	Y	N	16904 32ND PL NE
007	399690	0240	11/12/03	\$325,000	1320	860	7	1999	3	8149	N	N	16304 27TH AV NE
007	558930	0405	6/21/02	\$219,000	1320	0	7	1952	3	11114	N	N	1872 NE 170TH ST
007	402410	1275	6/21/02	\$239,950	1400	0	7	1951	4	7263	N	N	1580 NE SERPENTINE PL
007	402530	0380	6/21/02	\$215,200	1400	0	7	1947	3	13500	N	N	16516 25TH AV NE
007	402350	1210	8/27/03	\$240,000	1440	0	7	1950	3	66646	N	N	17522 33RD AV NE
007	797990	0230	11/12/03	\$235,000	1450	0	7	1952	3	11407	N	N	16021 33RD AV NE
007	225000	0020	1/13/03	\$299,000	1460	410	7	1961	3	8010	N	N	17710 22ND PL NE
007	553830	0130	6/21/02	\$244,500	1460	0	7	1956	3	10500	N	N	16718 32ND AV NE
007	402410	0820	11/12/03	\$287,000	1480	0	7	1929	4	12959	N	N	2245 NE 177TH ST
007	402410	0020	8/27/03	\$235,100	1490	0	7	1950	3	9562	N	N	17753 25TH AV NE
007	558930	0360	11/12/03	\$211,000	1500	0	7	1927	3	7617	N	N	1865 NE 171ST ST
007	399750	0010	11/12/03	\$249,000	1520	0	7	1948	3	8149	N	N	15811 27TH AV NE
007	558990	0630	8/27/03	\$206,000	1530	0	7	1950	4	11531	N	N	1804 NE 168TH ST
007	553830	0180	11/12/03	\$299,950	1540	0	7	1942	3	13566	N	N	17122 32ND AV NE
007	558930	0140	8/27/03	\$295,000	1550	800	7	1962	3	8874	N	N	1537 NE 172ND ST
007	402350	1151	1/13/03	\$269,500	1560	0	7	1963	3	11571	N	N	17737 33RD AV NE
007	402410	1078	1/13/03	\$250,000	1560	0	7	1954	3	10350	N	N	1821 NE 175TH ST
007	558930	0615	6/21/02	\$190,000	1560	0	7	1946	3	8400	N	N	1800 NE 171ST ST
007	256990	0030	6/21/02	\$210,000	1580	0	7	1949	4	7900	N	N	1563 NE 175TH ST
007	797990	0615	8/27/03	\$299,950	1600	0	7	1951	3	11407	N	N	15828 32ND AV NE
007	402530	0376	6/21/02	\$260,000	1610	0	7	1957	3	6750	N	N	2514 NE 165TH ST
007	797990	0565	1/13/03	\$295,000	1610	0	7	1953	3	8515	N	N	15849 33RD AV NE

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**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	402410	0220	11/12/03	\$239,000	1670	300	7	1949	3	8720	N	N	1706 NE 177TH ST
007	402410	0705	11/12/03	\$237,000	1750	0	7	1959	3	9566	N	N	17236 30TH AV NE
007	558930	0640	1/13/03	\$239,900	1830	0	7	1950	3	8800	N	N	2237 NE 175TH ST
007	558930	0481	11/12/03	\$245,000	1860	0	7	1979	3	9067	N	N	1823 NE 172ND ST
007	558930	0496	8/27/03	\$217,500	1880	0	7	1951	3	7812	N	N	1845 NE 172ND ST
007	402530	0075	11/12/03	\$250,000	2090	0	7	1948	4	11390	N	N	16536 18TH AV NE
007	402350	0986	1/13/03	\$250,000	2100	0	7	1951	5	20700	N	N	3029 NE 178TH ST
007	558990	0660	6/21/02	\$289,500	2340	0	7	1974	3	9046	N	N	1639 NE 169TH ST
007	402410	1245	8/27/03	\$218,000	2390	0	7	1949	3	8800	N	N	1835 NE 177TH ST
007	797990	0666	11/12/03	\$300,000	2780	0	7	1951	3	10440	N	N	3020 NE 158TH ST
007	553830	0045	11/12/03	\$284,000	1250	120	8	1959	3	15648	N	N	16763 32ND AV NE
007	092604	9022	11/12/03	\$350,000	1270	1270	8	1963	3	14299	N	N	2621 NE 169TH ST
007	225000	0060	11/12/03	\$290,500	1300	550	8	1962	3	7237	N	N	17734 22ND AV NE
007	225000	0050	1/13/03	\$290,000	1310	800	8	1961	3	7206	N	N	17728 22ND PL NE
007	402350	1252	8/27/03	\$320,000	1330	950	8	1998	3	51400	N	N	17117 35TH AV NE
007	225000	0080	1/13/03	\$315,000	1360	980	8	1972	3	8000	N	N	17746 22ND AV NE
007	402410	0303	6/21/02	\$360,000	1460	1020	8	1999	3	5606	N	N	17707 22ND PL NE
007	402410	0219	11/12/03	\$324,950	1630	880	8	1983	4	11280	N	N	1704 NE 177TH ST
007	402410	0690	8/27/03	\$395,000	1630	1630	8	1968	3	22059	N	N	17200 30TH AV NE
007	797990	0635	11/12/03	\$364,000	1650	1650	8	1960	3	11010	N	N	15857 32ND AV NE
007	402410	0003	1/13/03	\$286,000	1860	600	8	1947	3	19536	N	N	2252 NE 177TH ST
007	402350	1228	6/21/02	\$436,277	1940	980	8	1942	3	53578	N	N	17414 33RD AV NE
007	402410	1284	6/21/02	\$329,950	2070	0	8	1998	3	6441	N	N	15680 NE SERPENTINE PL
007	402410	1065	6/21/02	\$344,950	2090	0	8	2001	3	7206	N	N	1837 NE 175TH ST
007	402410	1012	11/12/03	\$299,950	2410	0	8	1998	3	5005	N	N	2224 NE 175TH ST
007	402410	1014	6/21/02	\$300,000	2410	0	8	1998	3	5005	N	N	2226 NE 175TH ST
007	402410	0885	6/21/02	\$279,000	2550	0	8	1969	3	13875	N	N	2015 NE 177TH ST
007	402410	1277	6/21/02	\$389,000	2620	0	8	2003	3	7200	N	N	1584 NE SERPENTINE PL
007	402410	1276	11/12/03	\$393,000	2760	0	8	2003	3	7207	N	N	1582 NE SERPENTINE PL
007	402410	0345	8/27/03	\$359,000	2890	0	8	2002	3	9431	N	N	2543 NE 178TH ST
007	402410	0495	11/12/03	\$365,000	2120	730	9	1973	3	10685	N	N	16906 26TH AV NE

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**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	402410	0809	1/13/03	\$425,000	2690	700	9	2003	3	6197	N	N	17551 25 <sup>TH</sup> AV NE
007	402350	1250	1/13/03	\$520,000	2740	0	9	1998	3	36679	N	N	17133 35TH AV NE
007	402350	1176	8/27/03	\$587,500	2620	1050	10	2003	3	16422	N	N	17412 32ND AV NE
008	797990	0381	6/21/02	\$195,000	780	0	6	1951	3	6525	N	N	3420 NE 160TH ST
008	674470	0400	11/12/03	\$314,000	1010	200	7	1947	3	7905	Y	N	3804 NE 155TH ST
008	674470	0343	8/27/03	\$353,000	1030	850	7	1952	5	15435	Y	N	15612 38TH AV NE
008	797990	0342	6/21/02	\$226,500	1130	0	7	1952	3	7952	N	N	3303 NE 163RD ST
008	773850	0100	8/27/03	\$235,000	1200	0	7	1950	3	5940	N	N	16727 41ST AV NE
008	774150	0015	1/13/03	\$340,000	1260	520	7	1953	3	11952	N	N	16730 37TH AV NE
008	774250	0045	1/13/03	\$246,000	1310	0	7	1953	4	13900	N	N	3537 NE 166TH ST
008	797990	0425	1/13/03	\$265,450	1330	0	7	1951	3	13050	N	N	15849 35TH AV NE
008	774550	0090	11/12/03	\$315,000	1360	320	7	1951	3	8640	N	N	16727 39TH AV NE
008	774010	0170	11/12/03	\$355,000	1400	0	7	1950	3	11430	Y	N	16247 39TH AV NE
008	774250	0015	6/21/02	\$322,000	1400	580	7	1954	3	9100	N	N	3558 NE 166TH ST
008	774550	0035	8/27/03	\$354,950	1430	590	7	1952	4	6840	N	N	16719 39TH PL NE
008	802670	0070	6/21/02	\$389,500	1450	960	7	1953	3	7525	Y	N	15622 36TH AV NE
008	674470	0446	1/13/03	\$370,000	1490	1270	7	1958	3	6760	Y	N	15120 38TH AV NE
008	797990	0900	11/12/03	\$240,000	1690	0	7	1953	3	7650	N	N	3417 NE 156TH ST
008	102604	9063	11/12/03	\$309,900	1750	0	7	1948	4	15000	N	N	3548 NE 165TH ST
008	774250	0060	11/12/03	\$309,000	1930	0	7	1953	4	9100	N	N	3561 NE 166TH ST
008	797990	0490	6/21/02	\$259,950	1950	0	7	1950	3	11135	N	N	15857 34TH AV NE
008	797990	0105	6/21/02	\$335,000	2050	0	7	1951	4	11794	N	N	3304 NE 163RD ST
008	797990	0545	8/27/03	\$258,000	2060	0	7	1950	3	11397	N	N	15840 33RD AV NE
008	797990	0440	11/12/03	\$382,000	2080	0	7	1951	3	13050	Y	N	15823 35TH AV NE
008	774250	0065	11/12/03	\$344,000	2140	0	7	1954	4	10458	N	N	3567 NE 166TH ST
008	156810	0885	8/27/03	\$475,000	1180	400	8	1953	3	12750	Y	N	14716 39TH AV NE
008	773850	0470	6/21/02	\$323,000	1220	680	8	1948	3	6720	Y	N	16252 BOTHELL WY NE
008	774010	0100	6/21/02	\$464,000	1250	600	8	1950	3	8588	Y	N	16232 38TH AV NE
008	802670	0015	8/27/03	\$365,000	1280	960	8	1953	3	7884	Y	N	15624 35TH AV NE
008	115410	0560	6/21/02	\$300,000	1320	800	8	1955	3	7700	N	N	17071 HAMLIN RD NE
008	773850	0550	1/13/03	\$400,000	1330	500	8	1951	3	6360	Y	N	16260 41ST AV NE

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**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	097360	0020	8/27/03	\$344,000	1370	760	8	1976	3	8800	Y	N	16051 36TH AV NE
008	674470	0302	8/27/03	\$415,000	1450	600	8	1974	3	10920	Y	N	3906 NE 157TH PL
008	774010	0223	6/21/02	\$385,000	1460	0	8	1957	4	6300	N	N	16226 37TH AV NE
008	116500	0040	11/12/03	\$650,000	1500	1050	8	1989	3	6404	Y	N	4013 NE 160TH ST
008	766370	0171	1/13/03	\$400,000	1510	500	8	1948	3	14520	Y	N	14551 37TH AV NE
008	797990	0415	1/13/03	\$357,000	1510	600	8	1950	3	12750	Y	N	16056 34TH AV NE
008	802670	0165	8/27/03	\$235,000	1530	0	8	1955	3	11020	N	N	3627 NE 156TH ST
008	773850	0510	8/27/03	\$455,000	1550	640	8	1955	3	13500	Y	N	4007 NE 161ST ST
008	774010	0150	1/13/03	\$365,000	1640	0	8	1951	4	10000	Y	N	16277 39TH AV NE
008	802670	0150	6/21/02	\$378,000	1660	1450	8	1958	3	8399	Y	N	3603 NE 156TH ST
008	097360	0030	6/21/02	\$473,000	1680	640	8	1977	3	8800	Y	N	16045 36TH AV NE
008	773910	0210	8/27/03	\$286,000	1680	0	8	1948	3	9380	N	N	16750 45TH AV NE
008	797990	0450	6/21/02	\$390,000	1700	1360	8	1964	3	13050	N	N	15805 35TH AV NE
008	797990	0420	11/12/03	\$315,000	1710	0	8	1956	3	9718	N	N	15857 35TH AV NE
008	774010	0350	6/21/02	\$330,000	1730	0	8	1950	3	8480	N	N	16034 37TH AV NE
008	774050	0075	1/13/03	\$300,000	1740	0	8	1952	3	9960	N	N	16722 39TH AV NE
008	774010	0485	8/27/03	\$325,000	1750	0	8	1951	3	9900	N	N	16289 37TH AV NE
008	403640	0030	8/27/03	\$419,000	1770	300	8	1971	3	9792	Y	N	3807 NE 151ST ST
008	773850	0355	11/12/03	\$340,000	1790	0	8	1950	3	6540	Y	N	16203 41ST AV NE
008	774010	0220	1/13/03	\$369,900	1800	0	8	1951	3	10296	N	N	16216 37TH AV NE
008	802670	0185	8/27/03	\$435,000	1840	0	8	1953	4	12569	Y	N	15610 37TH AV NE
008	797990	0020	6/21/02	\$462,500	1870	450	8	1960	3	12000	N	N	16335 35TH AV NE
008	774010	0050	6/21/02	\$431,950	1890	160	8	1954	3	8160	Y	N	16252 39TH AV NE
008	773910	0215	6/21/02	\$485,000	1940	1200	8	1948	4	10000	N	N	16742 45TH AV NE
008	774010	0385	1/13/03	\$465,000	1950	500	8	1949	3	11120	N	N	16019 38TH AV NE
008	775270	0050	6/21/02	\$470,000	2030	120	8	1961	3	8274	Y	N	15837 36TH AV NE
008	102604	9069	1/13/03	\$335,000	2070	900	8	1958	3	13800	N	N	3574 NE 166TH ST
008	773850	0320	11/12/03	\$705,000	2320	800	8	1996	3	10000	Y	N	16245 41ST AV NE
008	774010	0340	1/13/03	\$300,000	2390	0	8	1952	3	10240	N	N	16020 37TH AV NE
008	152604	9032	1/13/03	\$434,950	2490	0	8	1983	3	20850	N	N	3500 NE 162ND ST
008	773850	0090	11/12/03	\$300,000	2510	0	8	1950	3	10100	N	N	16747 41ST AV NE

***Improved Sales Used in this Annual Update Analysis***  
**Area 3**  
**(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
008	774500	0080	8/27/03	\$402,500	2580	0	8	1984	3	7117	N	N	4205 NE 169TH CT
008	774010	0315	8/27/03	\$625,000	2060	800	9	1941	3	18750	Y	N	16026 38TH AV NE
008	674470	0660	11/12/03	\$475,000	2410	0	9	1977	3	12040	Y	N	15212 38TH PL NE
008	674470	0407	8/27/03	\$565,000	2590	1260	9	2001	3	6533	N	N	3824 NE 155TH ST
008	674470	0404	1/13/03	\$547,000	2600	920	9	2001	3	4768	Y	N	3836 NE 155TH ST
008	766370	0113	6/21/02	\$595,000	2660	240	9	2002	3	7238	Y	N	3705 NE 147TH ST
008	156810	0860	1/13/03	\$550,000	2890	0	9	1967	3	10733	Y	N	14711 39TH AV NE
008	116500	0030	6/21/02	\$560,000	1630	800	10	1989	3	7201	Y	N	4009 NE 160TH ST
008	403640	0300	11/12/03	\$535,000	1820	600	10	1976	3	10042	Y	N	14804 39TH AV NE
008	925790	0030	8/27/03	\$835,000	2240	940	10	2000	3	12397	Y	N	3416 NE 166TH PL
008	674470	0261	8/27/03	\$580,000	2300	830	10	1979	3	10535	Y	N	3911 NE 158TH LN
008	116500	0050	8/27/03	\$581,000	3500	0	10	1991	3	6404	Y	N	15935 41ST AV NE

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 3**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
003	255530	0040	11/12/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	255590	0340	1/13/03	\$78,317	PARTIAL INTEREST (103, 102, Etc.) DORRATIO
003	255590	0393	6/21/02	\$50,000	DORRATIO
003	397170	0968	6/21/02	\$183,500	RELATED PARTY, FRIEND, OR NEIGHBOR
003	397170	1105	11/12/03	\$211,000	DIAGNOSTIC OUTLIER
003	397170	1315	1/13/03	\$230,000	DIAGNOSTIC OUTLIER
003	397170	1415	11/12/03	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	397170	1455	6/21/02	\$179,950	REPRESENTATION
003	397230	0090	8/27/03	\$279,000	DIAGNOSTIC OUTLIER
003	397230	0253	1/13/03	\$216,400	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	397230	0265	6/21/02	\$208,650	BANKRUPTCY - RECEIVER OR TRUSTEE
003	398530	0197	11/12/03	\$334,950	NON-REPRESENTATIVE SALE
003	566510	0010	11/12/03	\$15,000	DORRATIO
003	616390	0080	11/12/03	\$69,253	PARTIAL INTEREST (103, 102, Etc.);
003	616390	0141	1/13/03	\$215,250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	616390	0323	11/12/03	\$215,000	NON-REPRESENTATIVE SALE
003	616390	0350	1/13/03	\$32,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
003	616390	0370	6/21/02	\$238,950	DIAGNOSTIC OUTLIER
003	616390	0404	11/12/03	\$263,000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	616390	0444	6/21/02	\$191,475	EXEMPT FROM EXCISE TAX
003	780530	0010	8/27/03	\$289,000	RELOCATION - SALE BY SERVICE
003	780530	0010	1/13/03	\$289,000	RELOCATION - SALE TO SERVICE
003	780530	0120	11/12/03	\$232,000	DIAGNOSTIC OUTLIER
005	041110	0020	8/27/03	\$141,725	DIAGNOSTIC OUTLIER
005	052604	9060	8/27/03	\$130,000	NON-REPRESENTATIVE SALE
005	092710	0011	1/13/03	\$128,000	REPRESENTATION
005	092710	0085	11/12/03	\$81,571	DIAGNOSTIC OUTLIER
005	092710	0186	1/13/03	\$37,221	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
005	092710	0194	11/12/03	\$332,522	FORCED SALE
005	111510	0121	6/21/02	\$75,000	CORRECTION DEED DORRATIO
005	111510	0171	8/27/03	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE
005	111510	0171	1/13/03	\$145,500	EXEMPT FROM EXCISE TAX
005	111510	0175	8/27/03	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
005	263450	0075	11/12/03	\$165,206	EXEMPT FROM EXCISE TAX
005	566210	0065	1/13/03	\$85,412	PARTIAL INTEREST (103, 102, Etc.)
005	566210	0140	1/13/03	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	572750	0137	1/13/03	\$178,800	DIAGNOSTIC OUTLIER
005	572750	0149	6/21/02	\$145,500	NON-REPRESENTATIVE SALE
005	608410	0117	11/12/03	\$258,950	UnFinArea
005	730130	0230	6/21/02	\$137,500	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
005	730130	0256	6/21/02	\$123,361	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
005	730530	0255	1/13/03	\$121,273	QUIT CLAIM DEED
005	730530	0390	6/21/02	\$28,082	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
005	730530	0760	8/27/03	\$210,000	RELATED PARTY, FRIEND, OR NEIGHBOR
005	730590	0020	1/13/03	\$157,500	NON-REPRESENTATIVE SALE
005	923590	0015	11/12/03	\$111,500	NON-REPRESENTATIVE SALE
006	092710	0303	1/13/03	\$200,000	ImpCount
006	162604	9087	8/27/03	\$349,950	SEGREGATION AND/OR MERGER
006	254810	0210	8/27/03	\$182,000	IMP. CHARACTERISTICS CHANGED SINCE SALE

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 3**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	255830	0005	6/21/02	\$125,000	NON-REPRESENTATIVE SALE
006	255830	0070	11/12/03	\$55,114	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
006	343250	0030	11/12/03	\$34,000	STATEMENT TO DOR DORRATIO
006	343250	0145	8/27/03	\$13,248	RELATED PARTY, FRIEND, OR NEIGHBOR;
006	343250	0225	6/21/02	\$165,000	NON-REPRESENTATIVE SALE
006	343250	0270	8/27/03	\$138,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	343250	0275	11/12/03	\$230,000	REPRESENTATION
006	343250	0530	1/13/03	\$260,000	NON-REPRESENTATIVE SALE
006	343250	0565	6/21/02	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	343250	0580	1/13/03	\$32,922	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	343250	0800	6/21/02	\$244,000	NON-REPRESENTATIVE SALE
006	343250	0845	6/21/02	\$230,000	NON-REPRESENTATIVE SALE
006	343250	0980	1/13/03	\$65,551	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
006	343250	1070	11/12/03	\$175,500	DIAGNOSTIC OUTLIER
006	343250	1210	1/13/03	\$179,900	REPRESENTATION
006	343250	1213	1/13/03	\$151,000	BANKRUPTCY - RECEIVER OR TRUSTEE Obsol
006	343250	1213	6/21/02	\$157,250	EXEMPT FROM EXCISE TAX Obsol
006	343250	1305	8/27/03	\$145,000	REPRESENTATION
006	343250	1450	8/27/03	\$224,267	NON-REPRESENTATIVE SALE
006	343250	1495	1/13/03	\$300,999	NON-REPRESENTATIVE SALE
006	343250	1595	1/13/03	\$170,000	REPRESENTATION
006	343250	1671	8/27/03	\$205,000	UnFinArea
006	343250	1679	6/21/02	\$169,000	DIAGNOSTIC OUTLIER
006	350010	0005	11/12/03	\$187,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	350010	0094	11/12/03	\$128,844	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
006	350010	0103	11/12/03	\$49,150	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	350010	0115	11/12/03	\$170,000	REPRESENTATION
006	350010	0116	11/12/03	\$242,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	350010	0200	8/27/03	\$180,000	NON-REPRESENTATIVE SALE
006	367050	0055	6/21/02	\$224,000	DIAGNOSTIC OUTLIER
006	367050	0620	6/21/02	\$165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	367050	0650	11/12/03	\$215,000	ImpCount
006	367050	0795	8/27/03	\$174,000	REPRESENTATION
006	373890	0125	6/21/02	\$59,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	399570	0205	8/27/03	\$140,000	NON-REPRESENTATIVE SALE
006	399570	0385	11/12/03	\$140,000	PARTIAL INTEREST (103, 102, Etc.) DORRATIO
006	399570	0385	8/27/03	\$50,000	PARTIAL INTEREST (103, 102, Etc.) DORRATIO
006	399570	0400	6/21/02	\$130,000	REPRESENTATION
006	399570	0480	1/13/03	\$117,500	NON-REPRESENTATIVE SALE
006	399570	0480	6/21/02	\$230,000	REPRESENTATION
006	616390	1201	6/21/02	\$158,700	NON-REPRESENTATIVE SALE
006	616390	1262	1/13/03	\$87,654	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	616390	1320	1/13/03	\$280,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	616390	1350	6/21/02	\$170,000	ImpCount
006	616390	1370	11/12/03	\$150,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	616390	1380	11/12/03	\$150,000	REPRESENTATION
006	616390	1774	6/21/02	\$126,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
006	616390	1912	6/21/02	\$349,000	Percent Complete
006	616390	1913	8/27/03	\$360,000	Percent Complete

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 3**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
006	663290	0283	11/12/03	\$198,200	QUESTIONABLE PER SALES IDENTIFICATION
006	663290	0540	11/12/03	\$85,000	DORRATIO
006	663290	0740	11/12/03	\$202,000	NON-REPRESENTATIVE SALE
006	664930	0130	8/27/03	\$300,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	664930	0170	11/12/03	\$275,000	RELOCATION - SALE BY SERVICE
006	664930	0170	11/12/03	\$275,000	RELOCATION - SALE TO SERVICE
006	670310	0020	6/21/02	\$229,000	RELOCATION - SALE BY SERVICE
006	670310	0020	6/21/02	\$229,000	RELOCATION - SALE TO SERVICE
006	714870	0070	8/27/03	\$43,250	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
006	730430	0035	8/27/03	\$179,000	NON-REPRESENTATIVE SALE
006	730430	0080	11/12/03	\$224,950	1031 TRADE
006	730430	0205	8/27/03	\$254,000	NON-REPRESENTATIVE SALE
006	730430	0205	6/21/02	\$90,925	QUIT CLAIM DEED DORRATIO
006	730430	0255	8/27/03	\$10,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
006	730430	0385	11/12/03	\$350,000	NON-REPRESENTATIVE SALE
006	730430	0570	1/13/03	\$220,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	730430	0755	1/13/03	\$222,000	REPRESENTATION
006	730430	1035	8/27/03	\$38,008	DORRATIO
006	730430	1035	8/27/03	\$38,008	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	730430	1035	6/21/02	\$38,008	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	730430	1050	8/27/03	\$3,000	QUIT CLAIM DEED DORRATIO
006	730430	1210	11/12/03	\$210,000	REPRESENTATION
006	730430	1460	8/27/03	\$73,098	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	756870	0355	1/13/03	\$229,950	NON-REPRESENTATIVE SALE
006	756870	0495	11/12/03	\$214,000	DIAGNOSTIC OUTLIER
006	756870	0755	8/27/03	\$219,950	ImpCount
007	399570	0170	8/27/03	\$94,419	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
007	399690	0160	11/12/03	\$74,000	QUIT CLAIM DEED DORRATIO
007	399690	0395	6/21/02	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	399690	0455	11/12/03	\$187,000	RELOCATION - SALE BY SERVICE
007	399690	0455	8/27/03	\$187,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
007	399690	0485	11/12/03	\$161,950	REPRESENTATION
007	402350	1065	1/13/03	\$344,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	402350	1161	1/13/03	\$489,950	RELOCATION - SALE BY SERVICE
007	402350	1161	1/13/03	\$489,950	RELOCATION - SALE TO SERVICE
007	402410	0136	8/27/03	\$169,500	REPRESENTATION
007	402410	0350	11/12/03	\$3,500	EASEMENT OR RIGHT-OF-WAY DORRATIO
007	402410	0545	6/21/02	\$225,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	402410	0685	1/13/03	\$510,000	NON-REPRESENTATIVE SALE
007	402410	0711	6/21/02	\$228,000	UnFinArea
007	402410	0799	6/21/02	\$98,000	PrevImp<=10K
007	402410	0809	1/13/03	\$70,000	DORRATIO
007	402410	0815	1/13/03	\$261,200	RELOCATION - SALE BY SERVICE
007	402410	0815	11/12/03	\$255,000	RELOCATION - SALE TO SERVICE
007	402410	0946	11/12/03	\$286,000	NON-REPRESENTATIVE SALE
007	402410	1073	8/27/03	\$306,000	RELOCATION - SALE BY SERVICE
007	402410	1073	8/27/03	\$306,000	RELOCATION - SALE TO SERVICE
007	402410	1190	11/12/03	\$227,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	402410	1275	6/21/02	\$245,000	IMP. CHARACTERISTICS CHANGED SINCE SALE;

**Vacant Sales Removed from this Annual Update Analysis**  
**Area 3**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Comments</b>
007	402530	0365	1/13/03	\$251,000	UnFinArea
007	553830	0190	8/27/03	\$264,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	553830	0335	1/13/03	\$242,000	RELATED PARTY, FRIEND, OR NEIGHBOR %Compl
007	558930	0120	8/27/03	\$220,000	ImpCount
007	558930	0190	1/13/03	\$51,994	QUIT CLAIM DEED DORRATIO
007	558930	0455	8/27/03	\$30,397	EXEMPT FROM EXCISE TAX; DORRATIO
007	558930	0495	8/27/03	\$264,950	DIAGNOSTIC OUTLIER
007	558930	0615	6/21/02	\$3,200	PARTIAL INTEREST (103, 102, Etc.) DORRATIO
007	558930	0715	8/27/03	\$100,000	QUIT CLAIM DEED DORRATIO
007	558930	0746	8/27/03	\$297,000	Obsol
007	558990	0175	1/13/03	\$222,500	DIAGNOSTIC OUTLIER
007	558990	0270	1/13/03	\$155,304	NON-REPRESENTATIVE SALE
007	558990	0416	1/13/03	\$245,000	DIAGNOSTIC OUTLIER
007	558990	0605	8/27/03	\$185,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	558990	0767	6/21/02	\$232,000	Obsol
007	558990	0767	11/12/03	\$211,000	Obsol
007	666890	0006	11/12/03	\$168,000	NON-PROFIT ORGANIZATION
007	797990	0605	1/13/03	\$234,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	797990	0676	8/27/03	\$57,483	QUIT CLAIM DEED; STATEMENT TO DOR DORRATIO
008	102604	9067	8/27/03	\$242,268	EXEMPT FROM EXCISE TAX
008	156810	0745	6/21/02	\$260,000	DIAGNOSTIC OUTLIER
008	403010	0124	6/21/02	\$958,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	403640	0330	1/13/03	\$399,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	674470	0161	6/21/02	\$84,630	DORRATIO
008	674470	0423	11/12/03	\$285,000	DIAGNOSTIC OUTLIER
008	674470	0466	1/13/03	\$240,000	Obsol
008	674470	1125	1/13/03	\$962,000	REPRESENTATION
008	674470	1161	6/21/02	\$1,382,250	REPRESENTATION
008	674470	1200	6/21/02	\$902,450	REPRESENTATION
008	674470	1221	8/27/03	\$1,130,000	REPRESENTATION
008	674470	1585	8/27/03	\$225,000	DIAGNOSTIC OUTLIER
008	766370	0151	1/13/03	\$220,000	DORRATIO
008	766370	0151	8/27/03	\$180,000	DORRATIO
008	773850	0140	8/27/03	\$560,000	NON-REPRESENTATIVE SALE
008	773850	0480	6/21/02	\$117,358	STATEMENT TO DOR DORRATIO
008	773910	0040	6/21/02	\$493,500	RELOCATION - SALE BY SERVICE
008	773910	0040	6/21/02	\$493,500	RELOCATION - SALE TO SERVICE
008	773910	0135	6/21/02	\$129,319	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	774010	0120	6/21/02	\$325,000	NON-REPRESENTATIVE SALE
008	774050	0050	1/13/03	\$357,500	BANKRUPTCY - RECEIVER OR TRUSTEE
008	774050	0065	11/12/03	\$157,000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRATIO
008	774250	0030	1/13/03	\$113,250	RELATED PARTY, FRIEND, OR NEIGHBOR;
008	775270	0100	11/12/03	\$265,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	797990	0515	8/27/03	\$235,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	797990	0530	11/12/03	\$154,539	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
008	797990	0885	1/13/03	\$389,000	ImpCount



**King County**  
**Department of Assessments**  
King County Administration Bldg.  
500 Fourth Avenue, ADM-AS-0708  
Seattle, WA 98104-2384

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Email: [assessor.info@metrokc.gov](mailto:assessor.info@metrokc.gov)  
[www.metrokc.gov/assessor/](http://www.metrokc.gov/assessor/)

**Scott Noble**  
*Assessor*

## MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

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The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr